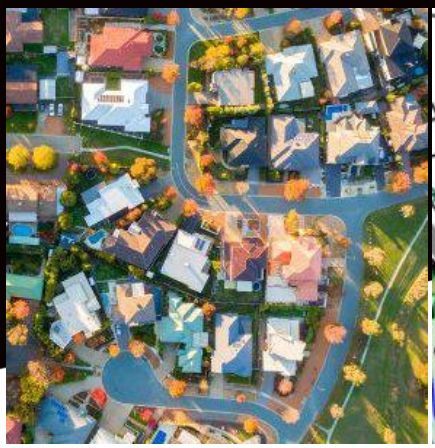
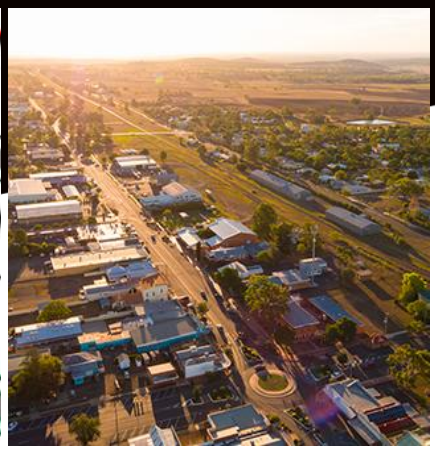
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DEVELOPMENT APPLICATION

Development Permit – Reconfiguring a Lot

Reconfiguring a Lot (1 into 2 lots)

19 Murray Street, Pittsworth

PLANNING REPORT

November 2026

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Prepared For: Jack and Meg Porter

Project Name: Development Application for Reconfiguring a Lot

Project Reference: 2026-522

Date: 5 November 2026

Document History

Version	Date	Description of Revision	Prepared By	Reviewed By
Draft	3/11/2026	Draft for Client Review	JG	JG
Final	5/11/2026	Lodgement with Council	JG	JG

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EXECUTIVE SUMMARY

SITE DETAILS

Address of Site	19 Murray Street, Pittsworth
Real Property Description	Lot 5 RP100259
Area of Site	1,444m2
Road Frontage(s)	Murray Street
Easements	Nil
Registered Owners	Meg Ellen Porter and Jack Porter

PLANNING INSTRUMENTS

Regional Plan	Darling Downs Regional Plan
Regional Plan Designation	Priority Living Area
Planning Scheme	*Toowoomba Regional Planning Scheme 2012*
Variation Scheme/Preliminary Approval Document	Nil
Local Area Plan/Neighbourhood Plan	Nil
Zone	Low-medium Density Residential Zone
Zone Precinct	Regional Residential Precinct
Overlays	Nil
Vegetation	Nil
Existing Use	Dwelling House
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	Reconfiguring a Lot (1 into 2 lots)
Level of Assessment	Impact Assessable
Relevant Referral/Technical Agencies	Nil

PROPOSED DEVELOPMENT

Existing Number of Lots	One (1)
Proposed Number of Lots	Two (2)
Lot Sizes	Lot 1: 892m^2 Lot 2: 552m^2
Lot Frontage	Lot 1: 5.0m Lot 2: 13.16m
Access Handle Dimensions	Width: 5.0m Length: 42.0m Area: 210m^2
Vehicular Access	Murray Street
Open Space Provisions	Nil

APPLICANT DETAILS

Applicant	Jack and Meg Porter c/- Precinct Urban Planning PO Box 3038 **TOOWOOMBA QLD 4350**
Contact Person	**Jess Garratt** **Phone:** 07 4632 2535 **Mobile:** 0413 276 552 **Email:** jess@precinctplan.com.au
Our Reference	2026-522

1.0 INTRODUCTION

This report has been prepared in support of a Development Application for a for Reconfiguring a Lot for Reconfiguring a Lot (1 into 2 lots) on land at 19 Murray Street, Pittsworth, described as Lot 5 RP100259 (**the site**). The proposed development involves creating lots by subdividing another 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 (***the Planning Scheme**). This planning report has been prepared on behalf of the applicants, Jack and Meg Porter.

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

2.0 SITE AND LOCALITY

2.1 SITE

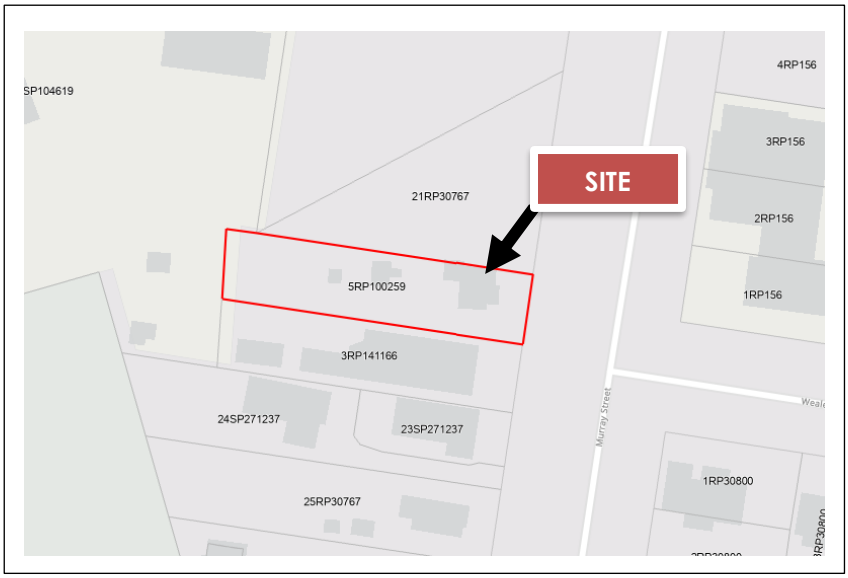
The site is located at 19 Murray Street, Pittsworth, described as Lot 5 RP100259 (**the site**). The site is located within the town of Pittsworth and is approximately 350m south of the Pittsworth Town Centre. The location of the site in respect of the surrounding locality is illustrated in **Figure 1**.

The site is of rectangular configuration comprising a single title with a total site area of 1,444m^2. The site has sole frontage to Murray Street. The configuration of the site is illustrated in **Figure 2**.

FIGURE 1 - LOCALITY PLAN



FIGURE 2 - CADASTRAL PLAN



Improvements on the site include a Dwelling House and ancillary structures. 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 Murray Street.
    - Murray Street has a two lane bitumen sealed carriageway with concrete kerb and channel, sealed footpaths within both verges and marked angled parking adjacent to the eastern kerb. It is identified as a Collector Road in Council's road hierarchy.
- Lands in the locality drain in an easterly direction towards Perrier Gully. Perrier Gully is located approximately 760m to the east of the site and comprises the area's primary drainage feature.
- The site experiences a negligible decline in land elevation between the western and eastern boundaries of the site; refer to **Figure 4**. The highest point of the site is located adjacent to the western boundary at approximately 520m AHD, with the lowest point of the site located adjacent to the site frontage at approximately 519m AHD. This translates to a fall in natural ground level of approximately one metre across the site.

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

FIGURE 4 - CONTOUR AND INFRASTRUCTURE MAPPING

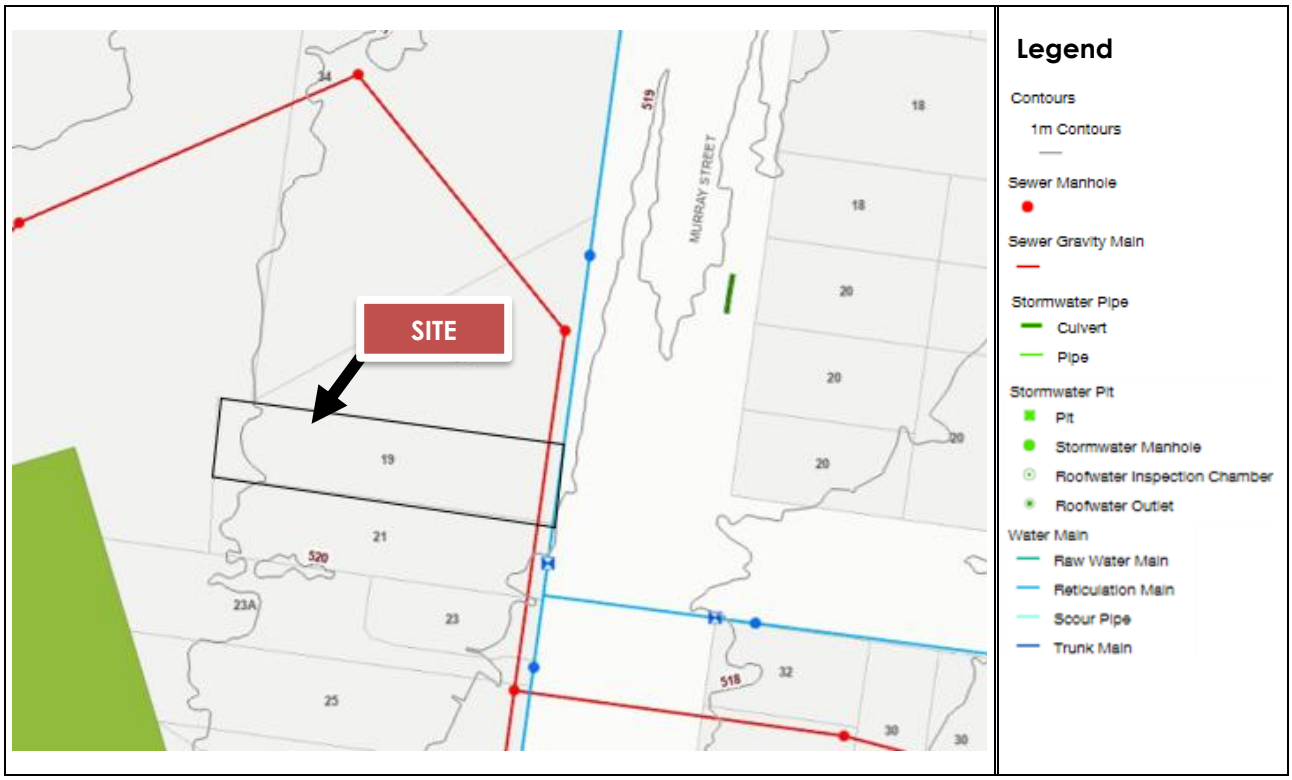


Figure 4 confirms that the site experiences a decline in land elevation between the western and eastern boundaries of the site. The figure also illustrates the locations of Council's reticulated water, sewerage and stormwater networks in relation to the site.

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



PHOTOGRAPH 1 - View of the site looking north-west from Murray Street.



PHOTOGRAPH 2 - View of the site looking south-west from Murray Street.

2.3 SURROUNDING LAND USE

2.3.1 SURROUNDING LOCALITY

The site is situated in a locality that is characterised by a mix of residential and community land uses. The scale and character of the built form in the locality is of a predominately low-rise residential and institutional 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 34 Hume Street, comprises a community activity premises and accommodates St Stephen's Parish church.



PHOTOGRAPH 3 - View of the open space areas associated with the Place of Worship to the north of the site looking west from Murray Street.

- Land to the **east** of the site, located at 20 Murray Street on the opposite side of Murray Street, comprises an education premises accommodating St Stephen's Primary School.



PHOTOGRAPH 4 - View of the education premises to the east of the site looking east from Murray Street.

- Land to the **south** of the site, located at 21-23 Murray Street, comprises residential premises containing Dwelling Houses and ancillary structures.



PHOTOGRAPH 5 - View of the residential premises to the south of the site looking west from Murray Street.

- Land to the **west** of the site, located at 42 Hume Street, comprises a community premises containing Pittsworth State School and Pittsworth Function Centre.



PHOTOGRAPH 6 - View of the community premises to the west of the site looking south-east from Hume Street.

2.4 CURRENT DEVELOPMENT APPROVALS

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

3.0 PROPOSAL

This Development Application seeks approval for Reconfiguring a Lot – 1 into 2 lot subdivision on the site. The proposed urban subdivision seeks to subdivide the existing lot to create a vacant lot at the rear, available for a future Dwelling House.

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

3.1 SITE COMPOSITION AND LAYOUT

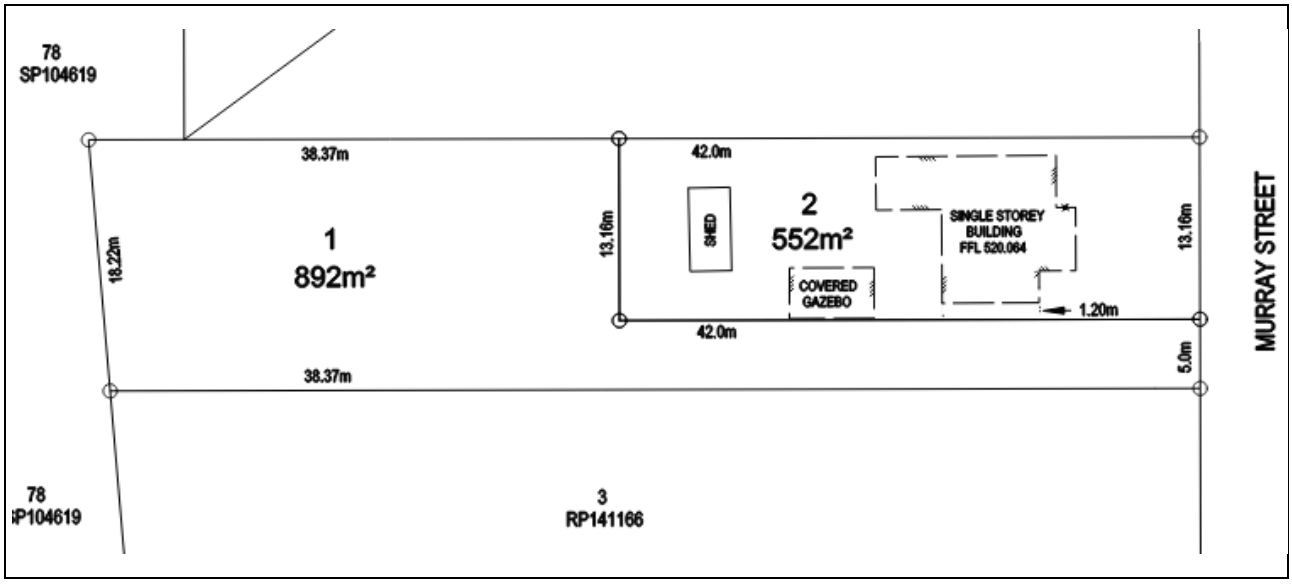
The proposed development involves the subdivision of Lot 5 RP100259 to create two urban lots. The proposed common boundary has been designed to respond to the existing improvements on the site, facilitate the retention of existing structures and services and allow future maintenance access to the existing dwelling.

Proposed Lot 1 will have an area of 892m^2, including an access handle area of 210m^2, thereby providing a lot body with an area of 682m^2. The proposed access handle will be 5.0m wide and located over the existing driveway adjacent to the southern boundary of the lot.

Proposed Lot 2 will accommodate the existing dwelling and ancillary outbuildings and have an area of 552m^2 and a frontage of 13.16m to Murray Street. On-site parking will be facilitated via a future driveway which will provide access to two parking spaces between the dwelling and front boundary. It is confirmed that the future driveway can be provided clear of street trees and street furniture.

The proposed configuration of the site will be generally in accordance with the Proposal Plan, Drawing No. W21032-03, prepared by Wilson Survey and Design, dated 5 August 2026, attached at **Appendix C** and reproduced as **Figure 5**.

FIGURE 5 - PROPOSED SUBDIVISION PLAN



3.2 ACCESS & CARPARKING

Access to Lot 1 will be via a new 5.0m wide access handle over the existing driveway on the southern side of the site. It is acknowledged that the Planning Scheme seeks a minimum width of 6.0m for new access handles, however the reduced width has been provided in order to retain the existing outdoor entertaining area which services Proposed Lot 2, maintain access to the gas bottles located

on the southern wall of the dwelling and allow maintenance access along the side of the dwelling. An access handle of 6.0m is possible, however this would leave 200mm to the outermost projection of the dwelling and require the removal of the gazebo, and on balance, it is considered that a slightly narrower handle is a better outcome which responds to the site constraints and considers the amenity of future residents.

To assess the suitability of the narrower access handle, an infrastructure servicing report has been prepared by Baker Rossow Consulting Engineers which assesses its access, servicing and safety requirements and confirms that it can accommodate the required infrastructure in a safe and compliant manner. Refer to **Appendix D**.

3.3 INFRASTRUCTURE AND SERVICING

The existing Dwelling House on Lot 2 will retain existing connections to on-site water supply and effluent disposal infrastructure, as well as reticulated electricity and wireless telecommunications supply infrastructure. The proposed rear lot will be provided with new connections generally in accordance with the details included in the infrastructure servicing report at **Appendix D**.

4.0 PLANNING FRAMEWORK

4.1 THE PLANNING ACT 2016

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

The proposed development involves creating lots by subdividing another lot and 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 *Planning Scheme*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 *Planning Scheme* identifies the State interests under the State Planning Policy that have been integrated into the Planning Scheme. In this instance, the *Planning Scheme* 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 (as it relates to flood hazard).

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 does not involve a Reconfiguring a Lot on land with an area greater than 2,500m², nor does it create six (6) or more lots intended for urban purposes. Accordingly, the development will not adversely affect matters associated with this state interest.

4. Natural Hazards, Risk and Resilience

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

(i) a flood hazard area;

(ii) a bushfire hazard area;

(iii) a landslide hazard area,

(iv) storm tide inundation areas; and

(v) erosion prone area.

In this instance, the site is identified as being impacted by natural hazards. In particular, the site is impacted by the Flood Hazard Area – Local Government Flood Mapping Area under the State Planning Policy mapping. Section 2 of the *Planning Scheme* confirms that matters associated with this State Interest, as it relates to flood hazard, are appropriately integrated into the Planning Scheme. Accordingly, matters relating to Flood Hazards are considered under the provisions of the Planning Scheme at section 4.7.3 of this report.

5. Strategic Airports and Aviation Facilities

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

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

(ii) a material change of use or reconfiguring a lot where any part of the land is within the 20ANEF contour or greater, or the public safety area of a strategic airport; or

(iii) building work not associated with a material change of use that will result in work intruding into the operational airspace of a strategic airport, or where any part of the premises is within the light restriction zone of lighting area buffer of a strategic airport, or results in work encroaching into the building restricted area of an aviation facility; or

(iv) operational work not associated with a material change of use where any work or associated activity will intrude into the operational airspace of a strategic airport, or where any part of the premises is within the light restriction zone of lighting area buffer of a strategic airport, or results in work encroaching into the building restricted area of an aviation facility.

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

In this instance, the site is not impacted by a Strategic Airport. Accordingly, the assessment provisions for this State interest are not relevant to the assessment of this application.

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

4.3 STATE REFERRAL AGENCIES

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

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

TABLE 1 - REFERRAL TRIGGER ASSESSMENT

Part	Application Involving	Applicable	Comment
Part 1	Airport land	No	The proposed development is not located on airport land.
Part 2A	Caboolture West Interim Structure Plan	No	The site is not located within the Caboolture West investigation or growth areas.
Part 3	Clearing native vegetation	No	The proposed development does not involve clearing native vegetation or give rise to accepted clearing.
Part 4	Contaminated land	No	The site is not identified as contaminated land.
Part 5	Environmentally relevant activities	No	An approval for an ERA is not sought.
Part 6	Fisheries	No	The proposed development is not associated with: • 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	Application Involving	Applicable	Comment
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 and does not involve new or changed access to the State transport corridor. • The site is not located adjacent to a local road that intersects with a State controlled road and is not within 100m of a State-controlled intersection. • The site is not identified as a future State-controlled road. • The site is not subject to an easement for the benefit of an electricity distribution entity, or transmission entity and for a transmission grid or supply network. • The site is not located within 100m of an electricity substation. • The site is not associated with an easement for oil, gas or electricity infrastructure. • The site is not in proximity to a State controlled transport tunnel (both existing and/or future).
Part 10	Koala habitat area	No	The site is not mapped as containing koala habitat areas.
Part 11	Noise attenuation land	No	The site is not identified as being noise attenuation land and the site is not within proximity of an off-road motorcycle facility. The proposed development is not associated with prohibited development.
Part 12	Operational works for reconfiguring a lot	No	The proposed development does not involve Operational Works.
Part 13	Ports	No	The site is not associated with port land.
Part 14	Reconfiguring a lot under Land Title Act	No	The proposed development does not involve Reconfiguring a Lot under the Land Title Act.
Part 15	SEQ Development area	No	The site is not located within an SEQ development area.
Part 16	SEQ regional landscape and rural production area and SEQ rural living area	No	The site is not located within the SEQ regional landscape and rural production area or the SEQ rural living area.
Part 16AA	Solar Farms	No	The proposed development does not involve a solar farm.

Part	Application Involving	Applicable	Comment
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 Norther 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 PLAN

The site is located within the Toowoomba Regional Council Local Government Area and therefore the provisions of the Darling Downs Regional Plan 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 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.

In this instance, the site is located within the **Priority Living Area** (**PLA**) associated with the town of Pittsworth. The Priority Living Area identifies land for the development and expansion of towns within the region. The proposal involves an urban subdivision in an area suitable for such purposes. Accordingly, the application complies with the provisions of Darling Downs Regional Plan.

4.6 TOOWOOMBA REGIONAL PLANNING SCHEME 2012

4.6.1 INTRODUCTION

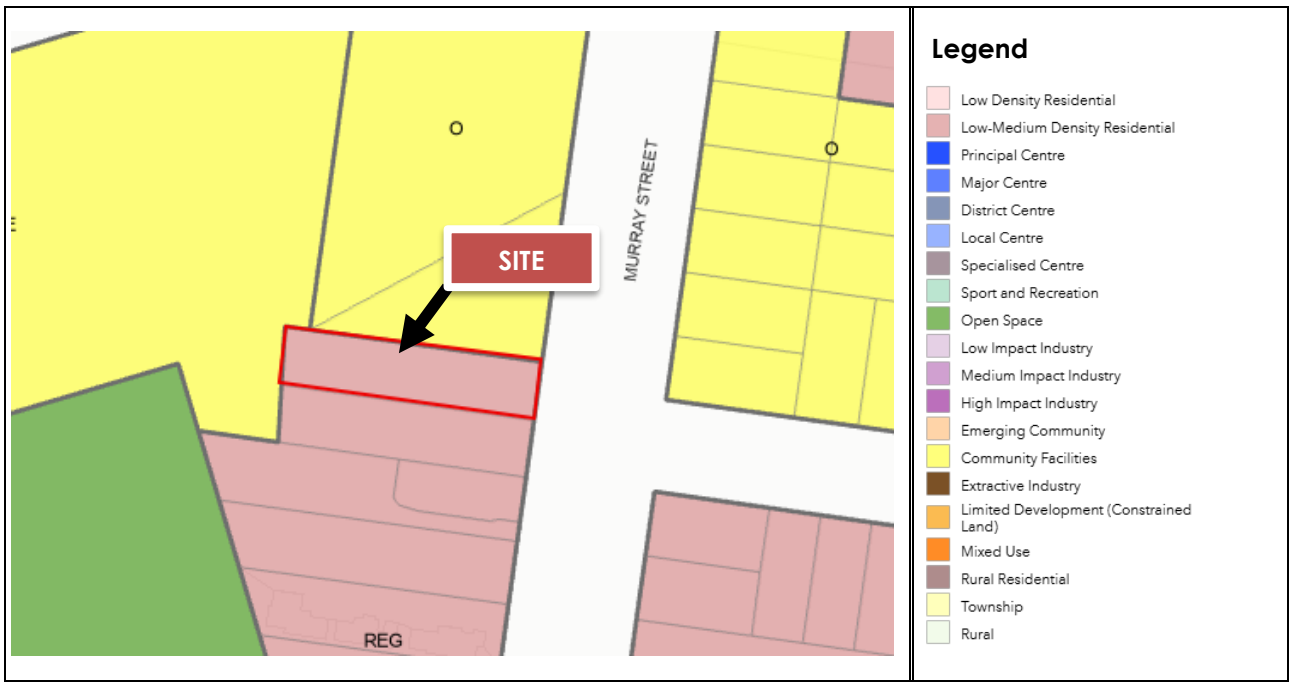
Pursuant to the provisions of section 45(5) of the *Planning Act 2016*, an Impact Assessable development application must be assessed against the applicable assessment benchmarks of the applicable categorising instrument. The applicable categorising instrument in this instance is the *Toowoomba Regional 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 located within the **Low-Medium Density Residential Zone**. The zoning of the site and surrounding locality is illustrated in **Figure 6**.

FIGURE 6 - ZONING MAPPING



Under the assessment table for Reconfiguring a Lot at section 5.6.1 of the *Toowoomba Regional Planning Scheme 2012*, a Reconfiguring a Lot (1 into 2 lots) within the Low-medium Density Residential Zone that proposes an access handle less than 6m wide is identified as **Impact Assessable** development.

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 not impacted by any overlays.

4.7 ASSESSMENT BENCHMARKS

As identified in section 4.6, 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 – Low-medium Density Residential Zone; refer to section 4.7.2
- Applicable Codes; refer to section 4.7.3

4.7.1 STRATEGIC FRAMEWORK

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

- seven (7) themes supported by strategic outcomes;
- elements that further refine the strategic outcomes sought; and

- specific outcomes and land use strategies for each of the elements.

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

4.7.2 OVERALL OUTCOMES – LOW-MEDIUM DENSITY RESIDENTIAL ZONE

Section 6.2.2.2 of the *Planning Scheme* outlines the general intent for development within the Low-medium Density Residential Zone through the collective identification of a series of overall outcomes for the zone. The proposed development generally complies with the intent of the Low-medium Density Residential Zone as detailed in **Table 2**.

TABLE 2 - ASSESSMENT OF OVERALL OUTCOMES

Overall Outcome	Response
(a) development provides a range and mix of residential dwelling choices including dwelling houses on standard size and smaller lots, dual occupancies, multiple dwellings, residential care facilities, retirement facilities and short-term accommodation that are compatible with the intended scale of the Low-medium Density Residential Zone;	**Complies:** The proposed development involves the provision of an addition residential allotment, compatible with the intended scale of the zone and the surrounding locality.
(b) most new development within existing urban areas will be in the form of multiple dwellings and dual occupancies that will contribute to raising the residential densities of those areas by maximising yields while also achieving a high level of residential amenity avoiding uses that introduce impacts such as traffic noise, dust, odour, lighting and other locally specific impacts;	**Complies:** The proposed development involves a residential subdivision at a density consistent with the surrounding area and in accordance with the intent of the zone.
(c) development contributes to increasing the number of people living within proximity to the principal, major, district and those local centres that provide goods and services of daily convenience plus a mix of additional goods and services, major non-industrial employment nodes, the University of Southern Queensland and high amenity parks by maximising the number of dwellings provided on the site while maintaining a high level of residential amenity;	**Complies:** The proposed development is located less than 400m from the Pittsworth Major Centre, and is adjacent to two primary schools and will facilitate future development that increases the density of well-located areas in close proximity to services.
(d) new residential development in the form of dual occupancy and multiple dwellings, achieve dwelling yields in the order of 30-40 dwellings per hectare;	**N/A:** The proposed development is for Reconfiguring a Lot and does not involve dual occupancy or multiple dwelling development.
(e) dual occupancy development is dispersed throughout residential neighbourhoods and does not become the dominant housing form in the street;	**N/A:** The proposed development is for Reconfiguring a Lot and does not involve dual occupancy development.

(f) where the scale and density of development intended for the particular zone precinct is greater than existing development within the immediate area, development is designed in a manner that enables the higher scale and density to be sensitively integrated into the existing urban landscape and streetscapes;	**N/A:** The proposed development will result in a density consistent and compatible with the surrounding area.
(g) Hatchet lots are occupied by a single dwelling house only;	**Complies:** Proposed Lot 1 is intended to accommodate a single dwelling only. The proposed lot has sufficient site area clear of underground services and setbacks to accommodate a dwelling.
(h) a high quality streetscape and public open space network is provided that comprises connected public spaces and parks, and links to key community activities;	**N/A:** The proposed development does not involve new streetscape or public open space networks.
(i) the existing open space network is preserved and enhanced and new open space connections are established;	**N/A:** The proposed development is not of a scale that involves new open space connections.
(j) short-term accommodation occurs only where in proximity to existing development of a similar nature and on a road at the distributor, sub-arterial and regional arterial level in the road hierarchy, where all car parking needs can be met on site, and it does not detract from the residential amenity of the area;	**N/A:** The proposed development does not involve short-term accommodation.
(k) development provides a high level of residential amenity and development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourage sustainable transport use such as walking, cycling and public transport use;	**Compiles:** The proposed development will maintain the existing level of residential amenity and has been designed to incorporate sustainable practices where possible.
(l) the scale and density of development facilitates an efficient land use pattern that supports compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities;	**Complies:** The proposed development will contribute to compact infill development within a well-serviced area, connected to the Pittsworth major centre and nearby educational uses.
(m) development responds to land constraints, including but not limited to topography, bushfire and flooding constraints;	**Complies:** The proposed development has been designed to respond to land constraints including topography and overland flow noting that the site falls to the street and indicative infrastructure has been indicated on the engineering plan at **Appendix D**.
(n) development mitigates any adverse impacts on areas of ecological significance, including creeks, gullies, steep land, waterways, wetlands, habitats and vegetation and bushland through location, design, operation and management; and	**N/A:** The proposed development does not involve areas of ecological significance.
(o) development is supported by necessary infrastructure including utility installations to support the needs for the local community.	**Complies:** The proposed development will be serviced by all urban infrastructure.

(p) non-residential uses occur only where such uses: (i) primarily function to directly support the day to day convenience needs of the immediate local residential community;. (ii) provide a local community or limited business function and include: • Child care centre. • Club. • Community care centre. • Community use. • Educational establishment. • Emergency services. • Food and drink outlet, only where located in the Urban Consolidation Precinct or Hospital Support Precinct • Health care services only where located in the Hospital Support Precinct. • Office, only where located in the Office Residential Precinct • Place of worship. • Shop, only where located on the Hospital Support Precinct or Urban Consolidation Precinct; • Veterinary services only where reuse of existing building used for a business activity.	**N/A:** The proposed development does not involve non-residential uses.
(q) Non-residential uses only occur within the zone where development: (i) is highly accessible to the immediate local residential community it serves; (ii) is located on land with direct access to a road at the distributor, subarterial and regional arterial level in the road hierarchy and that minimises intrusion of through traffic into local residential streets; (iii) has a built form that is compatible with surrounding residential character and amenity, including: • reuse of existing non-residential premises; • or extensions and/or new buildings have a height, bulk and scale that is consistent with the intended residential built form of the precinct in which it is located, and with the existing streetscape character; (iv) does not have a significant detrimental impact on the neighbourhood amenity expected within a predominately residential environment having regard to privacy, hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts; (v) ensures that all car parking needs can be met on site, and that off-street car parking areas do not dominate the appearance in the streetscape, and are landscaped to provide	**N/A:** The proposed development does not involve non-residential uses.

an attractive frontage that maximise pedestrian activity and safety.	
Regional Residential Precinct	
(a) development is predominantly residential one (1) and two (2) storeys above ground level, maintains privacy for residents within and adjacent to the site, does not result in a loss of sunlight for adjoining residential properties and makes a positive contribution to the urban landscape and streetscape;	**N/A:** The proposed development is for Reconfiguring a Lot and does not involve new building work.
(b) while development within this precinct will contribute to increasing residential densities, the level of increase achieved in the Regional residential precinct will be less than that in the Urban residential and Urban consolidation precincts as the Regional residential precinct applies to townships where densities of the same level as Toowoomba City would be inappropriate.	**Complies:** The proposed development proposes lots which are slightly smaller than those in the surrounding residential area, it increases the residential densities in a sympathetic manner in response to the convenient location of the site. It provides infill development which is affordable and accessible in a regional location.
(c) non-residential uses are limited in this precinct in accordance with (2)(p)(ii).	**N/A:** The proposed development is for Reconfiguring a Lot and does not involve non-residential uses.

The above assessment demonstrates that the proposed development generally satisfies the intent and outcomes sought for land included in the Low-medium Density Residential Zone.

4.7.3 APPLICABLE CODES

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

TABLE 3 - APPLICABLE CODES

Zone Code
• Low-medium Density Residential Zone Code An assessment of the proposed development against the Zone Code is provided at **Appendix B** and confirms that the development complies with the outcomes sought within this code.
Development Codes
• Reconfiguring a Lot Code

5.0 TECHNICAL ASSESSMENTS

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

- Infrastructure Safety Assessment prepared by Baker Rossow Consulting Engineers. Refer to **Appendix D**.

  Assessment has confirmed that the proposed lots can be adequately serviced and there are no safety issues associated with the proposed access handle.

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

6.0 CONSULTATION

6.1 STATUTORY NOTIFICATION

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

6.2 PRE-LODGEMENT MEETINGS

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

7.0 CONCLUSION

This Development Application seeks approval for a Reconfiguring a Lot for Reconfiguring a Lot (1 into 2 lots) on land at 19 Murray Street, Pittsworth. The assessment that has been undertaken has demonstrated the following:

- The proposed development involves an infill residential subdivision that will result in a density consistent and compatible the intent of the zone and which will provide a compact urban outcome which provides smaller lots in a well-located area.
- The proposed development has access to all urban infrastructure required to service the development.
- The proposed development has been designed to ensure it does not adversely impact on the surrounding environment or the safety of people and/or property as a result of natural hazards.
- The proposed development achieves compliance with the benchmarks within the relevant zone, overlay and development codes (as outlined in section 4.7).
- The technical assessments supporting the application (as detailed in section 5.0) demonstrate that the proposed development will not have an adverse impact on the surrounding locality.

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

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

APPENDIX A - STRATEGIC FRAMEWORK

Toowoomba Regional Planning Scheme 2012

APPENDIX B - ASSESSMENT BENCHMARKS

Toowoomba Regional Planning Scheme 2012

APPENDIX C - PROPOSAL PLAN

Wilson Survey and Design

APPENDIX D - INFRASTRUCTURE SAFETY ASSESSMENT

Baker Rossow Consulting Engineers

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 compromise scenic landscape values of the area as it involves an infill subdivision within an existing residential area. The proposed development will contribute to residential growth and diversification of residential land offerings in Pittsworth. The proposed development will contribute to the self-contained nature of the rural town and provide smaller lots which take advantage of the site's convenient location and existing infrastructure. The engineering investigation attached at **Appendix D** confirms that the proposed rear lot can be adequately serviced by urban services and the access configuration complies with relevant standards.
3.3.2 Element – network of towns	**Yes**	The subject site is within the town of Pittsworth and seeks to consolidate residential land within a well-serviced area within existing town limits.
3.3.3 Element – compact urban form	**Yes**	The subject site is within the town of Pittsworth and seeks to provide a compact urban form by providing an additional residential lot within existing town limits.
3.3.4 Element – suburban neighbourhoods	No	
3.3.5 Element – urban neighbourhoods	**Yes**	The subject site is within the Low Medium Density Zone and the proposal seeks to increase residential densities consistent with the purpose and overall outcomes sought for the zone. The site is within walking distance of Pittsworth's CBD, several schools and open space.
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	No	
3.3.10 Element – natural places	No	
3.3.11 Element – development constraints	No	
3.3.12 Element – incompatible land uses	No	
3.4 NATURAL ENVIRONMENT		
3.4.1 Strategic Outcomes	No	
3.4.2 Element - protect ecosystems with biodiversity values	No	
3.4.3 Element – waterways, wetlands and aquifers	No	
3.4.4 Element - air quality	No	

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK		
Theme/Element	**Relevance Yes/No**	**Assessment**
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 infill subdivision will support the self-reliant and self-contained qualities of Pittsworth.
3.5.2 Element – rural community identity	No	
3.5.3 Element – Toowoomba City identity	No	
3.5.4 Element – urban design	No	
3.5.5 Element – community facilities and services	No	
3.5.6 Element – sport and recreation	No	
3.5.7 Element – urban parks and public places	No	
3.5.8 Element – housing diversity and affordability	**Yes**	The proposed smaller lots provide opportunities to increase housing choice and therefore provide a variety of housing forms to improve affordable living options, to provide housing for people of all income levels and to allow people the opportunity to age in place.
3.5.9 Element – cultural diversity and heritage	No	
3.6 NATURAL RESOURCES AND LANDSCAPE		
3.6.1 Strategic Outcomes	No	
3.6.2 Element – scenic amenity	No	
3.6.3 Element – water resources	No	
3.6.4 Element – sustainable production	No	
3.6.5 Element – natural economic resources	No	
3.6.6 Element – stock routes	No	
3.7 ACCESS AND MOBILITY		
3.7.1 Strategic Outcomes	**Yes**	The site is located on a sealed urban street which accommodates a footpath within its eastern verge, thereby encouraging walking and cycling. The site is located within 400m of the Pittsworth CBD, several schools and quality open space and thus is highly-suitable to accommodate a proportionate increase in residential densities.

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK		
Theme/Element	**Relevance Yes/No**	**Assessment**
3.7.2 Element – integrated transport system	No	
3.7.3 Element – active transport	**Yes**	The provision of more dwellings within close proximity to services will reduce car dependency and the encouragement of a modal shift to walking and cycling.
3.7.4 Element – public transport	No	
3.7.5 Element – road network	**Yes**	Each of the proposed lots has formed road access there by ensuring safe and efficient access for residents and emergency vehicles. The 1 into 2 lot subdivision will not substantially increase traffic generation and/or necessitate the upgrade or extension of the road network.
3.8 INFRASTRUCTURE AND SERVICES		
3.8.1 Strategic Outcomes	**Yes**	The site is located in an urban area with access to all urban services. The proposed lot falls to the street and urban networks can be extended as required. Refer to the infrastructure report at **Appendix D**.
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	No	
3.8.5 Element – utility infrastructure and services	No	
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	

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
Caretaker's accommodation		
PO1 Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO1.1 A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the non-residential use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum area of 8m² with minimum dimensions of 2.4m. AO1.2 No more than one (1) caretaker's accommodation is established per non-residential use.	**N/A:** The proposed development is for Reconfiguring a Lot and does not involve caretaker's accommodation.
Dwelling Unit		
PO2 Development incorporating a dwelling unit is provided in a manner that: (a) integrates visually with the non-residential use through the use of materials, colours and finishes, architectural treatments and landscaping treatments; (b) ensures residents have a high level of safety, security, privacy and amenity;	AO2.1 Separate entrances are provided to the dwelling unit and non-residential uses on the same site. AO2.2 Entries to the dwelling unit are clearly identifiable from the street and have a defined pathway. AO2.3 Dwelling units are readily distinguishable from the non-residential use for emergency service providers. AO2.4 The dwelling unit number is clearly displayed on the unit and letter box.	**N/A:** The proposed development is for Reconfiguring a Lot and does not involve a dwelling unit.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
(c) ensures residents are not exposed to noise and light nuisance from the non-residential use; and (d) provides residents access to private outdoor recreation spaces directly from the dwelling unit.	$AO_{2.5}$ The dwelling unit is provided with a private landscape and recreation area which: (a) is directly accessible from a habitable room; (b) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (c) if a balcony, a veranda or a deck, has a minimum area of 8m² with minimum dimensions of 2.4m. $AO_{2.6}$ Habitable rooms of the dwelling unit are protected from overlooking of the non-residential use/area by: (a) separation of 9m from a window or activity area of the non-residential use; or (b) screening the outlook from windows, balconies or activity area of the non-residential use within a direct view of 9m to the habitable room or private open space of the dwelling unit.	
Non-residential Uses and building work – Scale of use where involving the reuse of an existing building		
PO_3 The non-residential use is of a scale and intensity that is compatible with the intended built form intent of the precinct in which it is located, existing streetscape character and the residential appearance of the locality.	$AO_{3.1}$ The use: (a) is carried out in an existing building; (b) only increases the Gross Floor Area of the building by a maximum of 25 m²; and does not reduce front or side setbacks (c) is a single tenancy only; and (d) is conducted wholly within and enclosed building and does not involve new or additional outdoor dining.	**N/A:** The proposed development is for Reconfiguring a Lot and does not involve a non-residential use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
Non-residential Uses and building work – Noise Amenity		
PO_4 The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or the intended residential streetscape character.	$AO_{4.1}$ New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve non-residential uses or building work.
Non-residential Uses and building work – Privacy and Screening		
PO_5 Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	$AO_{5.1}$ A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary. $AO_{5.2}$ A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use. $AO_{5.3}$ Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve non-residential uses or building work.
Non-residential Uses and building work– Outdoor Lighting		
PO_6 Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	$AO_{6.1}$ Outdoor lighting for non-residential uses is restricted to low level security lighting only. $AO_{6.2}$ Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of *AS4282 – Control of the Obtrusive Effects of Outdoor Lighting*.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve non-residential uses or building work.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
Utilities and Stormwater		
PO7 A water supply is provided that is adequate for the current and future needs of the intended use.	AO7.1 Development is designed, constructed and connected to Council's reticulated water supply system in accordance with *SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure*.	**Complies:** The proposed development will be provided with connections to reticulated water in accordance with the relevant standards; refer to the engineering plan and report at **Appendix C**.
PO8 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO8.1 Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with *SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure*.	**Complies:** The proposed development will be provided with connections to reticulated wastewater in accordance with the relevant standards; refer to the engineering plan and report at **Appendix C**.
PO9 Stormwater resulting from roofed areas and impervious surfaces is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO9.1 Roof water and impervious surface water runoff is collected and discharged in accordance with *SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure*.	**Complies:** The proposed development will facilitate future stormwater disposal in accordance with the relevant standards; refer to the engineering plan and report at **Appendix C**.
PO10 The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO10.1 Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	**Complies:** The proposed development will be provided with an electricity supply in accordance with the relevant standards; refer to the engineering plan and report at **Appendix C**.
Waste Management		
PO11 Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and	AO11.1 Refuse container storage areas are provided that : (a) are screened from public view in a location that is: (i) are in a building, outbuilding or other enclosed structure, or (ii) screened, by a minimum 1.5 m high solid fence or wall surrounded by	**N/A:** The proposed development is for Reconfiguring a Lot and does not involve new refuse container storage areas.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
(d) able to be kept in a clean state at all times, and waste is captured and discharged to an approved collection point.	minimum 1m wide landscaping where not adjoining a residential boundary; or (iii) screened by a minimum 1.8m high solid fence where adjoining a residential boundary; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use.	
Non-residential uses and building work - Access and on-site manoeuvring		
PO12 Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and: (a) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. (b) to ensure that off-street carparking areas do not dominate the appearance in the streetscape	AO12.1 Where not involving a reuse car parking is provided in accordance with the Transport, Access and Parking Code. AO12.2 Where involving the reuse of a premises: (a) There is no reduction in existing or previously approved on-site car parking; (b) There are no alterations to the existing or previously approved access (driveways and vehicle cross-overs) and on-site car parking and manoeuvring areas.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve non-residential uses or building work.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
Non-residential uses and building work - Landscaping		
PO_{13} Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	$PO_{13.1}$ Where involving the reuse of a premises there is no reduction in the area or quantity of established or previously approved landscaping.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve non-residential uses or building work.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low-medium Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development where not involving Building Work not associated with a Material Change of Use

Performance outcomes	Acceptable outcomes	Compliance summary
Non-residential uses - Hours of Operation		
PO_1 Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	$AO_{1.1}$ Hours of operation, including for deliveries, are limited to hours between 6:00 am to 9:00 pm.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve non-residential uses or building work.
Non-residential Uses – Impact on Road Network		
PO_2 Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	$AO_{2.1}$ Non-residential uses: (a) have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road; and (b) vehicle access to the development does not occur from a local street.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve non-residential uses or building work.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Uses		
PO1 The zone accommodates: (a) a mix of housing forms at a low-medium scale and intensity; and (b) other limited small-scale and low intensity community and non-residential uses in the Urban Consolidation, Hospital Support or Office Residential Precincts	AO1.1 Uses which are consistent with the intent of the zone include accommodation activities: (a) dwelling house; and (b) dual occupancy, except where located in the Clifford Park Stables and Park Residential Precincts.	**Complies:** The proposed development is for Reconfiguring a Lot and does not involve the introduction of new uses. However, it is noted that the subdivision will facilitate the future development of a dwelling house on the rear lot consistent with the intent of the zone.
PO2 Short-term accommodation occurs where: (a) adjoining or located on the opposite side of a road to existing development of a similar nature; (b) in a building of a scale that is consistent with the surrounding residential area; (c) all car parking needs can be met on site; (d) have direct access to a distributor, sub-arterial and regional arterial level road; (e) do not unduly detract from the amenity of nearby residences.	No acceptable outcome is nominated.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve short-term accommodation.
Residential Density		
PO3 Development contributes to increasing the number of people living within proximity to major and district centres, major non-industrial employment nodes, the University of Southern Queensland and high amenity parks by maximising the number of dwellings provided on the site.	AO3.1 Development (other than caretaker's accommodation or dwelling house) has a minimum on-site net density of not less than 40 dwellings per hectare.	**Performance Outcome:** The subject site is located within the Regional Residential Precinct and is within a locality that historically accommodates single dwellings on 800m^2+ lots. The proposed subdivision will result in a density of approximately 14 dw/ha, if both lots accommodate a Dwelling House (as planned). The proposed density is more than what is achieved within the locality currently, and is considered an appropriate and measured increase in density, which is sympathetic to the regional context.

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Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Non-residential uses – Scale & Function (except where in the Hospital Support Precinct or Office Residential Precinct)		
PO_4 Non-residential uses establish only where they: (a) except for child care centres, provide for the day to day convenience needs or local service of the immediate local residential community; (b) do not undermine the viability of a nearby centre and are not of a scale that impacts on the role or function of the centres network; (c) do not contribute to strip development or expansion of an existing centre; (d) are a of a small scale and have low intensity operation and employment; (e) are highly accessible to the immediate local community it serves (f) have direct vehicle access to a distributor, sub-arterial and regional arterial and does not introduce non-local traffic into a local street; (g) are in buildings, including extensions and alterations to an existing building, that have a bulk and scale compatible with the intended built form of the precinct in which it is located, existing streetscape character and residential appearance of the locality; (h) do not unduly detract from or/or adversely impact the amenity, safety or privacy of nearby residences.	No acceptable outcome is nominated.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve non-residential uses.

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Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Non-residential uses – Scale and Function where in the Urban Consolidation Precinct		
PO_5 Non-residential uses are located: (a) within a mixed use development on the site that is predominately residential; (b) on the ground floor, addressing and overlooking the street to create an active frontage.	No acceptable outcome is nominated.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve non-residential uses.
Non residential uses – Scale and Function where in the Hospital Support Precinct		
PO_6 Non-residential uses establish in the Hospital Support Precinct only where: (a) it is a health care service; (b) it is a community or recreation use allied and related to the existing hospital; (c) provide a local convenience service and/or accommodation for workers and visitors to the precinct.	No acceptable outcome is nominated,	**N/A:** The proposed development is for Reconfiguring a lot and does not involve non-residential uses.
Non-residential uses – Scale and Function where in the Office Residential Precinct		
PO_7 Non-residential uses establish in the Office Precinct only where they: (a) do not undermine the viability of a nearby centre and are not of a scale that impacts on the role or function of the centres network; (b) are a of a small scale and have low intensity operation and employment; (c) have a low rise bulk and scale building form compatible with a dwelling house and is accommodated by: (i) the conversion of the existing residential dwellings; or	No acceptable outcome is nominated.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve non-residential uses.

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Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(ii) buildings, including extensions and alterations to an existing building, that are consistent with streetscape character and residential appearance of the locality, and overlay area in which it is located; (d) do not unduly detract from or adversely impact the amenity, safety or privacy of nearby residences.		
Built Form		
PO8 Buildings are of a height which is consistent with the intended character of the precinct in which the site is located (as expressed in the overall outcomes), and which do not unduly reduce privacy or access to sunlight to habitable rooms, private open space and solar panels on adjoining land.	AO8.1 Buildings have a maximum height of two (2) storeys or 8.5m above ground level.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve new building work.
PO9 The front building setback is consistent with the prevailing front setbacks of other buildings in the street. *Note: The prevailing setback of the street is determined by the setbacks of the buildings on any lot along the road within 100m of the site.*	AO9.1 Buildings are set back from the road frontage:	**N/A:** The proposed development is for Reconfiguring a lot and does not involve new building work.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>Compliance summary</th></tr>
<tr><td></td><td>(a) within 10% of the average front setback of existing residential buildings within 100m of the site; or
(b) where there are no adjoining buildings the front setback is provided in accordance with Table 1.
<table><tr><th colspan="2">Table 1</th></tr><tr><td>Building element</td><td>Minimum setback</td></tr><tr><td>Solid building wall (other than a garage)</td><td>4.0m</td></tr><tr><td>Solid building wall (where for a garage)</td><td>5.5m</td></tr><tr><td>Permeable or non-enclosed elements (e.g. porch, verandah, balcony or carport)</td><td>3.5m (or 3m where secondary road frontage)</td></tr></table>AO9.2 Where the site has frontage to road other than a collector or local road, and buildings are not located in the Hospital Support Precinct:
(a) residential buildings are set back from that frontage in accordance with the requirements of the Queensland Development Code.
(b) non-residential buildings are set back from the frontage by 6m.
AO9.3 Where involving a non residential use, buildings are set back a minimum 6m from the road frontage</td><td></td></tr>
<tr><td>PO10 Buildings are designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to built form, open space, landscaping and the public realm</td><td>No acceptable outcome is nominated.</td><td>N/A: The proposed development is for Reconfiguring a lot and does not involve new building work.</td></tr>
</table>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
parking, access, solar access of both onsite and adjoining properties.		
PO11 Non-residential use buildings, including extensions or additions, exhibit design elements that are compatible with the scale and bulk intended for the precinct in which it is located and that complements the existing streetscape including:- (a) buildings orient to and addresses the street frontage; (b) the main building entry faces the street at ground level; (c) building mass is broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank surfaces ; (d) differentiate between private houses and the non-residential use through variation in materials, patterns, textures and/or colours Editor's note – examples of façade treatment to avoid expanses of blank wall may include (but is not limited to) • windows are provided in any building façade facing the street or other public and communal space; • awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design.	No acceptable outcome is nominated.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve a non-residential use.
PO12 Where appropriate, development facilitates active transport and open space connections through the neighbourhood.	No acceptable outcome is nominated.	**N/A:** The proposed development is not of a scale or nature to warrant active transport or open space connections. It is noted that the frontage of the site accommodates a sealed footpath.
PO13 The site layout responds sensitively to on-site and surrounding topography, drainage patterns,	No acceptable outcome is nominated.	**Complies:** The proposed development has been designed to respond to on-site characteristics and the

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
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 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.		natural fall of the land is towards the street. Refer to the engineering details at **Appendix D**.
PO14 Except for Dwelling Houses site coverage: (a) maximizes setbacks; (b) maximizes landscaping; (c) ensures adequate useable outdoor areas; (d) ensures adequate space for vehicle movement and parking areas; (e) maximizes solar access for internal and external living spaces; (f) does not compromise solar access for adjoining premises; and (g) does not result in overshadowing of adjoining properties.	AO14 For development up to two (2) storeys site cover does not exceed 50% of the site area. For development over two (2) storeys no acceptable outcome is nominated.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve new building work.
PO15 Impervious site coverage: (a) ensures development maximizes on-site infiltration and minimizes the additional burden on drainage infrastructure; (b) reduces the visual impact of additional hardstand;	AO15.1 Impervious areas of the site do not exceed 70% of the site area.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve new building work.

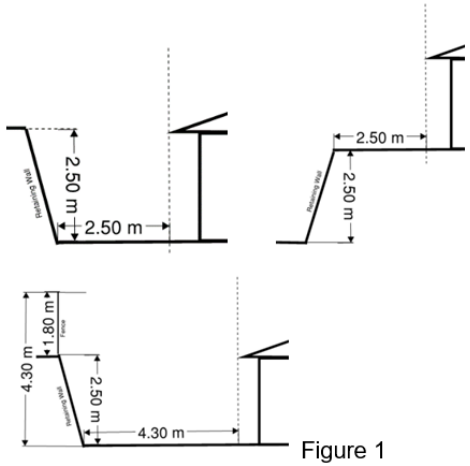
Toowoomba Regional Planning Scheme 2012 (v28.0)

Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(c) respects the existing or preferred neighbourhood character and responds to the features of the site; and (d) allows for the provision of an appropriate supply of landscaping and open space.		
PO16 Side and rear building setbacks: (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended character of the zone or precinct in which the site is located; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise overshadowing and overlooking of adjoining premises; (e) provide adequate separation and buffering between residential and non-residential premises; and (f) maximise opportunities for landscaping.	AO16.1 Buildings built to side boundaries have: (a) a maximum height of 3m; and (b) a maximum length of 9m. *Note: Built to boundary walls require a 0.00m lot alignment.* OR AO16.2 Buildings are set back from a side boundary in accordance with table 6.2.2:4 or the distance of the height of the retaining wall on the side boundary or combination of the height of the retaining wall and a fence, whichever is greater (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall. AO16.3 Buildings are set back a minimum of 1m from a rear boundary or the distance of the cumulative height of the retaining wall and fence on the rear boundary (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve new building work.

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Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	 Figure 1	
Street Trees		
PO17 Development is designed to enable the retention of existing street trees.	AO17.1 Development does not compromise or require the removal of any street tree.	**Complies:** The proposed development does not involve compromising or removing any street trees. It is noted that the street trees in Murray Street will be retained within the frontage of Lot 2, noting that there is sufficient width between the trees to accommodate an upgraded crossover for Proposed Lot 1 and a new (future) crossover for Lot 2. Refer to Photographs 1 and 2.
Amenity and Safety		
PO18 Development maintains a high level of residential amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	In partial compliance with the Performance Outcome: AO18.1 A densely planted landscaping strip a minimum width of 2m between any vehicle movement or parking area associated with a non-residential	**N/A:** The proposed development is for Reconfiguring a lot and does not involve new building work.

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Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	use and a boundary common with a residential use. AO18.2 The development does not result in solar access to habitable rooms and private open space of adjoining premises: - (a) being reduced to less than 3 hours between 9am and 3pm on June 21; or (b) where existing overshadowing by building or fences is greater than this, sunlight is not reduced by 20% or greater.	
PO19 Site layout, building design and landscaping facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines including to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) exterior building design and orientation that promotes safety; (c) adequate definition of uses and public and private ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	No acceptable outcome is nominated.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve new building work.
PO20 Development is designed to incorporate graffiti-prevention measures.	AO20.1 Building design and layout incorporates the following features where practical:	**N/A:** The proposed development is for Reconfiguring a lot and does not involve new building work.

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Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.	
PO21 Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone must not result in that use being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.	AO21.1 The use is designed to ensure that: (a) the indoor noise objectives set out in the *Environmental Projection (Noise) Policy 2008* are met; and (b) the air quality objectives in the *Environmental Protection (Air) Policy 2008*, are met. *Note: Design measures that may assist in achieving the acceptable outcome may include:* *(a) landscaping;* *(b) setbacks;* *(c) the orientation of buildings away from the industrial area;* (d) *barriers, mounds and fencing; and/or screening.*	**N/A:** The proposed development is not located within 250m of land in the Medium Impact Industry Zone.
PO22 Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise generated by the railway to the extent that it adversely impacts on the development.	No acceptable outcome nominated.	**N/A:** The proposed development is not located on land affected by an operational rail corridor.
PO23 Large trees are provided and maintained in building setback and open space areas to:	AO23.1 The setback to front and side boundaries of a site contains trees of a species capable of reaching a height at maturity of at least 10m, planted at the rate of one (1) tree per 20m of boundary length.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve new building work.

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Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(a) establish a garden setting for the building and the local area; (b) contribute to the protection of privacy and amenity for adjoining premises; (c) provide a soft edge to the boundaries of development and driveways which run along a side boundary; and (d) provide shade over western walls and windows into habitable spaces.		
Non-residential uses - Landscaping		
PO_{24} Development for non-residential uses provides landscaping that: (a) is consistent with the dominant landscape appearance of the streetscape and character of the precinct and overlay in which the site is located; (b) is an attractive interface between the use, the streetscape and adjoining residential uses (c) maintains: (i) the privacy and amenity for adjoining residential uses; (ii) sight lines and overlooking to public spaces and the street to enable casual surveillance; (iii) a clear pedestrian entry point for staff, visitors and customers that is separated from the driveway; (iv) established trees (including street trees) and other significant existing vegetation.	$AO_{24.1}$ Where not involving the reuse of premises development provides a minimum 3m wide landscaped garden strip along the frontage of the site.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve non-residential uses.

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Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Non-residential uses – Car Parking		
PO_{25} Development for non-residential uses provide car parking and loading and servicing areas that: (a) are located to minimise impact on any adjoining residential premises and: (b) are located behind the building, and hardstand areas do not dominate the streetscape; (c) prioritise the movement and safety of pedestrians along the frontage of the site, and between the street frontage and the entrance to the building; (d) are integrated into the building design and/or include screening and buffering to reduce negative impact on adjoining residential uses	No acceptable outcome is nominated.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve non-residential uses.
Development Up to 3 Storeys Height in all Precincts		
PO_{26} Where a building of three (3) storeys or less, site coverage: (a) ensures development maximises on-site infiltration and minimises the additional burden on drainage infrastructure; (b) minimises the impact of hard surface areas; and (c) respects the existing or preferred neighbourhood character and responds to the features of the site.	$AO_{26.1}$Site cover does not exceed 50% of the site area.	**N/A:** The proposed development is for Reconfiguring a lot and does not involve new building work.
PO_{27} Side and rear building setbacks:	*For accommodation activities (other than dwelling house and dual occupancy):*	**N/A:** The proposed development is for Reconfiguring a lot and does not involve new building work.

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Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended character of the zone or precinct in which the site is located; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise overshadowing and overlooking of adjoining premises; and (e) provide adequate separation and buffering between residential and non-residential premises.	AO27.1 Buildings are built to side boundaries where: (a) a maximum height of 3m; and (b) a maximum length of 9m. OR AO27.2 Buildings are set back from a side boundary in accordance with Table 6.2.2:4. AO27.3 Buildings are set back a minimum of 1m from a rear boundary. *For non-residential development:* AO27.4 Buildings are set back from a side boundary whichever the greater: (a) a minimum 2.5m where building height is one storey with maximum height 8.5m; or (b) half the height of the building. AO27.5 Buildings are set back from a rear boundary whichever is the greater: (a) a minimum of 3m; or (b) the distance equivalent to the cumulative height of the retaining wall and fence on the rear boundary. Where the retaining wall extends into the site , the setback is measured from the base or top of the retaining wall	
Other Requirements for the Urban Consolidation Precinct		
PO28 Redevelopment of the Orfords Refrigeration site (256-264 Herries Street) provides for: (a) active uses along the major road frontages of Vacy and Herries Street; (b) a new pedestrian link through the site providing an efficient connection between	No acceptable outcome is nominated.	**N/A:** The proposed development is not located in the Urban Consolidation Precinct.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Clifford Gardens Major Centre and the Newtown District Centre; and (c) sensitive treatment of buildings facing east to protect the amenity and privacy of The Glennie School.		
PO29 Development does not prejudice the continued operation of established community facilities, including The Glennie School and the O'Quinn Street Defence Force Facility (including the Milne Bay Military Museum and Defence Community Organisation Centre).	No acceptable outcome is nominated.	**N/A:** The proposed development is not located in the Urban Consolidation Precinct.
PO30 Development facilitates convenient pedestrian, cyclist and public transport linkages to nearby centres, community facilities and the open space network.	No acceptable outcome is nominated.	**N/A:** The proposed development is not located in the Urban Consolidation Precinct.
Non-residential Development within the Office Residential Precinct		
PO31 Non-residential development exhibits design elements that are characteristic of, or compatible with, Dwelling Houses in the surrounding area.	AO31.1 Windows and/or doors are provided in any building facade facing any public or communal space. AO31.2 Awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design. AO31.3 Walls of more than 6 m in length, particularly the facade, are broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank wall.	**N/A:** The proposed development is not located in the Office Residential Precinct.
PO32 The development addresses, and provides for surveillance of, the street.	AO32.1 Buildings:	**N/A:** The proposed development is not located in the Office Residential Precinct.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(a) is oriented to the street frontage rather than a side or rear boundary; and (b) has the main entry, and windows at Ground Level, on the principal street or street corner facade.	
Development in the Hospital Support Precinct		
PO33 Side and rear building setbacks: (a) enhance the appearance and character of streets and buildings; (b) provide for deep planting on all sides of the building; (c) are appropriate to the scale of the development; (d) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; and (e) are sufficient to minimise overshadowing and overlooking of adjoining premises.	AO33.1 Buildings are setback at least 6m from the front boundary. AO33.2 Buildings are setback a minimum of 4m from side boundaries for the extent of the building(s) within 10m of the front boundary. AO33.3 Buildings are setback at least 6m from the rear boundary. AO33.4 A building involving residential purposes and of a height of four (4) storeys is separated by a minimum distance of 15m from another building involving residential purposes on the same site.	**N/A:** The proposed development is not located in the Hospital Support Precinct.
PO34 The development addresses, and provides for surveillance of the street.	AO34.1 The building: (a) is oriented to the street, except in relation to premises fronting Prosser Street in which case the building is oriented to the alternative street frontage with Holberton or Pioneer Streets; and (b) has the main entry, and windows at Ground Level, to the principal street (not being Prosser Street).	**N/A:** The proposed development is not located in the Hospital Support Precinct.
PO35 Parking and vehicular access is located to minimise the impact on any adjoining residential premises not in the Precinct.	AO35.1 Vehicular access point and car parking is setback a minimum of 3m with any residential premises not in the Precinct.	**N/A:** The proposed development is not located in the Hospital Support Precinct.

Toowoomba Regional Planning Scheme 2012 (v28.0) Low-medium Density Residential Zone Code – assessment benchmarks for assessable development		
Performance outcomes	**Acceptable outcomes**	**Compliance summary**
	AO35.2 In respect to lots fronting Prosser Street between Herman and Holberton Streets, development for non-residential purposes is only carried out if the lot is amalgamated with land fronting Pioneer or Holberton Street and all access, including pedestrian access, to the development is provided via Pioneer or Holberton Street.	

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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.	AO1.1 No additional lots are created by the rearrangement of boundaries. AO1.2 The resulting lots from rearranging boundaries are contained entirely within a single zone.	**N/A:** The proposed development is for a subdivision and does not involve a rearrangement of boundaries.
PO2 Lots resulting from rearrangement of boundaries do not require any new or additional infrastructure connections, or modification of existing connections.	AO2.1 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.	**N/A:** The proposed development is for a subdivision and does not involve a rearrangement of boundaries.
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.	AO3.1 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	**N/A:** The proposed development is for a subdivision and does not involve a rearrangement of boundaries.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
	accordance with *SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure*.	
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.	AO4.1 All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4.	**Performance Outcome:** Table 9.4.5:4 identifies that regular allotments in the Low-Medium Density Residential zone must have a minimum size of 300m^2, minimum frontage of 10m and maximum width to depth ratio of 1:5. Both Proposed Lots 1 and 2 comply with these metrics and thus comply with Table 9.4.5:4. Table 9.4.5:4 also identifies that hatchet allotments in the Low-Medium Density Residential zone must have a minimum size of 500m^2 (exclusive of access strip), minimum width of 6m/15m and maximum width to depth ratio of 1:5. Proposed Lot 1 has generous proportions and complies with these metrics, other than the width of the access strip which is 5m instead of 6m wide in order to logically retain existing improvements on Lot 2. The infrastructure assessment at **Appendix D** has been prepared to demonstrate that the 5m wide access handle is able to accommodate safe vehicle access and infrastructure requirements, whilst maintaining setbacks to the existing dwelling on Lot 2. It is noted that Lot 1 is suitable for a single dwelling only, as dual occupancies and multiple dwellings are subject to impact assessment and are typically not supported on rear lots.
	AO4.2 Where in the Low Medium Density Residential Zone development for lots 450m^2 or less in area are capable of accommodating a rectangular building envelope with area and dimensions for:	**N/A:** The proposal does not involve small lots. It is noted that the body of Lot 1 is 685m^2.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
	(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.	

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Master Planning		
PO_1 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.	**N/A:** The proposed development does not warrant provision of a Master Plan, due to its infill location and scale of development.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
General		
PO_2 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.	**N/A:** The proposed development is not included in a local plan.
PO_3 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;	*In partial fulfilment of the performance outcome:* $AO_{3.1}$ A lot with an area of less than 450m^2 intended to be used for a dwelling house has a natural slope: (a) across the width of the lot not exceeding 10%; and (b) along the length of the lot not exceeding 5%.	**Complies:** The development site has a minor fall from west to east with levels across the site falling from RL520 at the rear boundary to RL519 at the Murray Street frontage. As such, the fall across the length of the site is 1.0m.

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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.		
PO_4 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.	*In partial fulfilment of the performance outcome* $AO_{4.1}$ 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	**N/A:** The proposed development does not involve new street blocks or neighbourhoods.

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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.	*In partial fulfilment of the performance outcome* $AO_{5.1}$ Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.	**N/A:** The proposed development is not located in an area where contamination is suspected.
PO_6 The development is integrated with the surrounding urban or rural environment, having regard to: (a) the layout and dimensions of streets and lots; (b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks; (c) provision for shared use of public facilities; (d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and (e) connections to centres.	No acceptable solution is nominated.	**Complies:** The proposed development will integrate with the surrounding urban environment, is consistent and compatible with the locality and can be serviced by all relevant infrastructure networks; refer to the engineering plans and report at **Appendix D**.
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.	**N/A:** The proposed development does not propose a new street.

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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.		
PO8 Neighbourhood design and lot mix provides sufficient opportunities for community, retail, commercial and other uses to meet community needs, where this is consistent with the intended character of the zone or precinct in which the land is located and appropriate to the size of development.	No acceptable outcome is nominated.	**Complies:** The proposed development involves an allotment mix consistent with the intended character of the zone, and provides a more compact residential product which increases residential densities in an appropriate and measured way, which is sympathetic to the regional context.
PO9 Reconfigurations within the Low-medium Density Residential Zone and the Emerging Community Zone contribute to housing diversity and different levels of affordability to meet community needs by incorporating a mix of residential lot sizes drawing from the following lot types: (a) Traditional: A traditional lot caters for large dwelling houses, typically on lots with a	AO9.1 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	**N/A:** The proposed development does not involve creation of more than ten (10) lots.

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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.	AO10.1 Reconfigurations in the Low-medium Density Residential Zone facilitate a minimum residential density of 30 dwellings per hectare.	**Performance Outcome:** The proposed development is considered an appropriate and measured increase in residential density, which is sympathetic to the regional context.
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.	**N/A:** The proposed development is not located in a Centre Zone.

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Performance outcomes	Acceptable outcomes	Compliance summary
achieved across all lots in respect to access to the external road network, pedestrian and vehicle movement within the site and built form and function.		
Lot Sizes and Design		
PO12 Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes.	AO12.1 Lots in the Emerging Community Zone have the minimum area and frontage as shown in Table 9.4.5:4.	**N/A:** The proposed development is not located in the Emerging Community Zone.
PO13 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.	AO13.1 Lots have a minimum area as shown in Table 9.4.5:4.	**N/A:** The proposed development is not located in the Rural Zone.
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;	AO14.1 The street and road network is consistent with *SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.*	**N/A:** The proposed development does not involve creation of a new street or road network, but provides access to an existing sealed collector road. Also refer to the infrastructure safety report at **Appendix D**.

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Performance outcomes	Acceptable outcomes	Compliance summary
(i) public safety; (j) amenity; (k) the incorporation of public utilities and drainage; and (l) landscaping and street furniture.		
PO15 The road network provides for convenient and safe movement between local streets and higher order roads.	AO15.1 The proposed road network complies with *SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure*.	**N/A:** The proposed development does not involve creation of a new street or road network.
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.	**N/A:** The site fronts a collector road.
PO17 Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.	AO17.1 Intersections and pedestrian and cyclist crossings are provided in accordance with *SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure*.	**N/A:** The proposed development does not involve creation of a new street or road network and it is noted that the frontage of the site already accommodates a footpath.
PO18 Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	AO18.1 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*.	**Performance Outcome:** The site takes access off Murray Street, which is a collector road and typically provides direct access to allotments. The proposed rear lot takes access via the existing access location on the southern side of the site, with access to the dwelling proposed via a new crossover on the northern side of the site. The infrastructure safety report attached at **Appendix D** has confirmed that the location and width of the access is appropriate to service the new lot and will not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.
PO19 On-road car parking is provided according to projected needs taking into account:	AO19.1 On-street parking is provided in accordance with the Transport, Access and Parking Code.	**N/A:** The proposed development does not involve provision of on-street parking.

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Performance outcomes	Acceptable outcomes	Compliance summary
(a) total parking demand; (b) car parking opportunities on lots; and (c) non-residential and external parking generators.		
PO_{20} The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.	$AO_{20.1}$ Infrastructure is provided in accordance with *SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure*.	**N/A:** The proposed development does not involve provision of new movement networks.
PO_{21} Rear lanes are designed to: (a) provide enough width to enable safe and efficient vehicle movement, including service vehicles; (b) have either a straight or T configuration and not be dead ends or cul-de-sacs; (c) enable easy and safe access into and out of garages without using doors that open into the lane; (d) not create a more direct through-route alternative for vehicles than the adjoining street network; (e) ensure rear yards of properties can be fenced for security; (f) ensure any rear boundary treatment or tree planting does not create concealed recesses or provide uninvited access opportunities into rear yards; and (g) not provide for visitor parking within the lane unless in specifically designated areas.	$AO_{21.1}$ Rear lanes are designed in accordance with *SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.*	**N/A:** The proposed development does not involve provision of rear lanes.
PO_{22} Development does not compromise the delivery of existing or future public transport routes and encourages a highly connected local street network that enables public transport to	$AO_{22.1}$ Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.	**N/A:** The proposed development does not involve provision of new street networks or public transport routes.

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Performance outcomes	Acceptable outcomes	Compliance summary
efficiently service the area without the need to 'repeat a part of a route as part of the one trip'.		
Road design		
PO_{23} The geometric design features of each type of road: (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (d) ensure unhindered access by emergency vehicles.	$AO_{23.1}$ Design of the roads comply with the *SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure*.	**N/A:** The proposed development does not involve provision of new roads.
Pedestrian and cyclist facilities		
PO_{24} 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 – Engineering Standards – Roads and Drainage Infrastructure*. $AO_{24.2}$ Footpaths and bikeways are provided in accordance with the *Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m)*.	**N/A:** The proposed development does not involve provision of new pedestrian or cycleways noting that Murray Street already accommodates sealed footpaths within both verges.

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Performance outcomes	Acceptable outcomes	Compliance summary
PO_{25} The alignment of pedestrian paths and cycleways is designed so that they: (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) do not compromise the operation of or access to other infrastructure services; (d) are widened at potential conflict points; and (e) consider CPTED principles and disability access requirements.	No acceptable outcome is nominated.	**N/A:** The proposed development does not involve provision of new pedestrian or cycleways.
PO_{26} Safe street crossings are provided for pedestrians and cyclists across major roads.	$AO_{26.1}$ Crossings and intersections are provided in accordance with *SC6.3 PSP No 2 –Engineering Standards – Roads and Drainage Infrastructure* and *Austroads Guide to Road Design Part 4: Intersections and Crossings: General*.	**N/A:** The proposed development does not involve provision of new crossings or intersections.
Public transport		
PO_{27} The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.	No acceptable outcome is nominated.	**N/A:** The proposed development does not involve extensions to public transport routes.
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.	**Performance Solution:** There are no existing public transport routes or bus stops within Pittsworth.

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Performance outcomes	Acceptable outcomes	Compliance summary
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.	**N/A:** There are no existing public transport routes or bus stops within Pittsworth.
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; (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;	$AO_{30.1}$ The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Local Government Infrastructure Plan.	**N/A:** The proposed development is not of a scale or nature to warrant provision of a public park.

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Performance outcomes	Acceptable outcomes	Compliance summary
(iv) convey stormwater; (v) provide for other recreational needs when not flooded; and (d) natural parkland areas which: (i) retain locally significant wetlands, remnant vegetation and habitat for fauna; (ii) continue ecological corridors and linkages to areas outside of the neighbourhood; (iii) maintain important landscape and visual quality values.		
PO31 Where provision for a public park is required in Part 4 – Local Government Infrastructure Plan the design and lot layout provides for safe and secure, well distributed and located parkland that: (a) has passive surveillance by surrounding development; (b) is of a suitable size, shape and topography for its function; (c) is located on a suitable road; (d) is highly accessible to local communities; and (e) achieves an acceptable standard of flood immunity.	AO31.1 The public park meets the requirements of section 4.5.5 of the planning scheme. AO31.1 The public park meets the standards identified in Table 9.4.5:3.	**N/A:** The proposed development is not of a scale or nature to warrant provision of a public park.
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	No acceptable outcome is nominated.	**N/A:** The proposed development is not of a scale or nature to warrant provision of a public park.

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Performance outcomes	Acceptable outcomes	Compliance summary
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.		
Amenity		
PO33 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.	**N/A:** The proposed development is not in proximity to incompatible uses.
PO34 The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of accommodation activities and sensitive land uses is protected.	No acceptable outcome is nominated.	**N/A:** The proposed development does not involve allotments for industrial or commercial purposes.
PO35 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.	AO35.1 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 *Environmental Projection (Noise) Policy 2008* are met; and	**N/A:** The proposed development is not within proximity of land in an Industry Zone.

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Performance outcomes	Acceptable outcomes	Compliance summary
	(b) the air quality objectives in the *Environmental Protection (Air) Policy 2008*, 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.	
Safety and security		
PO_{36} 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 *Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland*.	**Complies:** The proposed development has been designed in accordance with CPTED principles where possible.
Natural values		
PO_{37} Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.	$AO_{37.1}$ Development within a water supply area involving the creation of new lot/s is connected to council's reticulated water supply system and a water supply outlet located within a road reserve is within 40M of the following:	**Complies:** The proposed development will involve connections to reticulated water supply in accordance with the relevant requirements; refer to the engineering plans at **Appendix D**.

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Performance outcomes	Acceptable outcomes	Compliance summary
	(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.	
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.	**N/A:** The proposed development is not in proximity to areas of ecological significance.
PO39 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 development does not involve driveways or infrastructure crossing or fragmenting waterways, wetlands, habitat areas or ecological corridors.
Climatic response		
PO40 The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design.	*In partial compliance with the performance outcome:* AO40.1 Neighbourhoods are generally designed so that: (a) the long axis of roads runs east-west; (b) the number of wide lots (lots with a width greater than 15m) is minimised on streets running north-south; and (c) lots are generally rectangular in shape and not splayed. AO40.2 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.	**N/A:** The proposed development does not involve provision of new neighbourhoods. **N/A:** The proposed development does not involve new building work.

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Performance outcomes	Acceptable outcomes	Compliance summary
Services		
PO41 Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that: (a) is efficient; (b) minimises risk of adverse environmental or amenity related impacts; (c) promotes total water cycle management and the efficient use of water resources; and (d) minimises whole of life cycle costs for that infrastructure.	No acceptable outcome is nominated.	**Complies:** The proposed development will be serviced by all required urban infrastructure; refer to the engineering plans at **Appendix D**.
Noise Impacts		
PO42 Lots are of a suitable size and dimensions to facilitate adequate noise management.	AO42.1 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 $L_{A10(18hr)}$. AO42.2 Where it is not practical to achieve the required noise levels through lot layout and design, noise attenuation barriers are utilised to achieve the required noise levels.	**N/A:** The proposed development is not located in proximity to a rail corridor, regional arterial, sub-arterial or distributor road.
PO43 Noise attenuation measures: (a) are compatible with the local streetscape; (b) minimise whole of life cycle costs where they are to be located on or adjacent to public land or common property; and	No acceptable outcome is nominated.	**N/A:** The proposed development does not involve provision of noise attenuation measures.

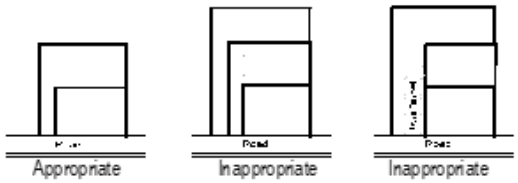
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Performance outcomes	Acceptable outcomes	Compliance summary
(c) are designed to discourage crime and anti-social behaviour, having regard to: (i) aesthetic quality and compatibility with streetscape; (ii) physical accessibility; (iii) provision of casual surveillance of public open space and movement networks; (iv) opportunities for concealments or vandalism; and (v) easy and economic maintenance.		
Air Quality		
PO44 Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts.	No acceptable outcome is nominated.	**Complies:** The proposed development is not in proximity to activities that would subject future allotments to adverse air quality or impacts.
Additional requirements for volumetric subdivision		
PO45 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.	**N/A:** The proposed development does not involve volumetric subdivision.
Hatchet Lots		
PO46 Lot reconfigurations only create hatchet lots as a means of increasing residential densities in within: (a) Walking catchments around centres offering a broad range of goods, facilities and services (being 800m around Major and	AO46.1 Lot reconfigurations only create hatchet lots in the Low-medium Density Residential Zone.	**Complies:** The proposed development involves the creation of one hatchet lot within the LMR Zone.

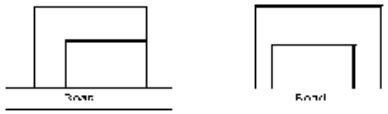
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Performance outcomes	Acceptable outcomes	Compliance summary
400m around District centres and designated Local centres within the centre hierarchy); (b) Land that benefits visually from high quality parkland; (c) Walking catchments around major non-industrial employment areas (land within 800m walk of 1000 or more non-industrial jobs); (d) A central transport corridor bounded by Nelson, West, Jellicoe and Hume street, and (e) An 800m walking catchment of the University of Southern Queensland (Toowoomba campus).		
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.	AO47.1 Only 1 Hatchet Lot is created behind any full frontage lot as shown in Figure 1 below. Figure 1  AO47.2 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.	**Complies:** Proposed Lot 1 is the only hatchet lot behind Lot 2 and is located on the southern side of the lot.

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Performance outcomes	Acceptable outcomes	Compliance summary
	Figure 2  Appropriate Inappropriate	
PO48 The configuration of hatchet lots maintain the ability of existing buildings and structures to – (a) provide adequate daylight and ventilation to habitable rooms; (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and (c) not adversely impact on the amenity and privacy of residents on adjoining lots.	AO48.1 Where the lot reconfiguration creates a hatchet lots the new lot boundaries create setbacks to existing dwellings that comply with the minimum distances in the Queensland Development Code or relevant planning scheme code.	**Complies:** As illustrated in the plans at **Appendix C**, the proposed setbacks to the single storey dwelling on Lot 2 are 1.2m to the side boundary, are compliant with the minimum 1.2m under QDC MP1.2 Table A2.
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.	**Performance Outcome:** The access strip for proposed Lot 1 has a width of 5.0m, a length of 42.0m, is located on the southern side of the lot and is not located adjacent to more than one adjacent driveway. The proposed access arrangement complies with the second diagram in Figure 3 below. Accordingly, the access handle is slightly narrower and longer than the desired metrics in PO49, however the assessment at section 4.7.2 of the planning report has demonstrated that the proposal complies with the overall outcomes of the zone code. Relevantly, • *development provides a range and mix of residential dwelling choices including dwelling houses on standard size and smaller*

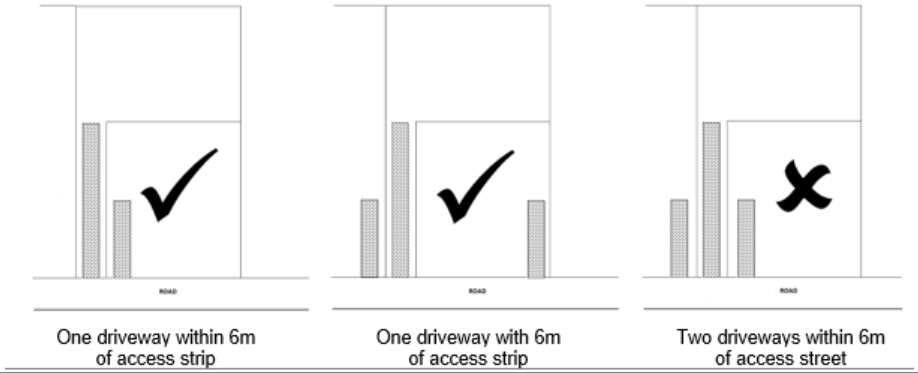
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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
		lots…compatible with the intended scale of the Low-medium Density Residential Zone; • *Hatchet lots will be occupied by a single dwelling house only;* • *development contributes to increasing the number of people living within proximity to the…major…centres…by maximising the number of dwellings provided on the site while maintaining a high level of residential amenity;* • *scale and density of development facilitates an efficient land use pattern that supports compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities; and* • *development is supported by necessary infrastructure including utility installations;* refer to **Appendix D** As demonstrated by the above assessment, the provision of a hatchet lot with a slightly narrower and slightly longer handle than the performance outcomes seeks does not offend the overall outcomes sought for the zone. On balance, the provision of an additional residential lot in a well-located area provides the opportunity for increased density in a manner which retains the existing dwelling at the front of the lot and maintains the existing streetscape and character of the regional locality. The submitted engineering assessment at **Appendix D** confirms that the lot can be

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
		adequately serviced with urban infrastructure, including safe access.
Figure 3  One driveway within 6m of access strip One driveway with 6m of access strip Two driveways within 6m of access street		
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.	AO50.1 The site: (a) has a natural surface with an elevation that is higher than the abutting road and enables stormwater to drain gravitationally to the abutting road via subsurface pipes; or (b) has a natural surface with an elevation that is higher than Council's stormwater drainage network in the abutting road and enables stormwater to drain gravitationally to the stormwater drainage network in the abutting road via subsurface pipes; or (c) has lawful access to an inter allotment drainage network with available capacity to meet the requirements of the development.	**Complies:** Proposed Lot 1 falls to Murray Street and future roofed and impervious areas can be connected to the existing drainage system within the road by a new underground pipe in accordance with the conceptual engineering details at **Appendix D**.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Reconfigurations creating lots less than 450m² in area in a residential zone		
PO51 Lot reconfigurations creating lots less than 450m² and at least 20 new lots, facilitate the orderly, neighbourly, integrated and timely development of those lots through a Plan of Development. Note: *Orderly* neatly and methodically arranged. *Neighbourly* *exhibiting the qualities expected in a friendly neighbour.* *Integrated* *combining or coordinating separate elements so as to provide a harmonious, interrelated whole* *Timely* *done or occurring at a favourable or useful time.*	AO51.1 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; (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	**N/A:** The proposed development does not involve the creation of at least 20 new lots less than 450m².

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>Compliance summary</th></tr>
<tr><td>PO52 The lots are located on a road that is appropriate to accommodate small lots.</td><td>AO52.1 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>Note: Direct access is not typically available to sub-arterial roads and limited to distributer roads (see PSP No.2 Sc6.2.2.2).</td><td>N/A: Small lots are not proposed.</td></tr>
<tr><td>PO53 Small lots are located so as to minimise the need to cut and fill the land.</td><td>AO53.1 Small lots are located on land with a pre-development gradient of less than 10%;</td><td>N/A: Small lots are not proposed.</td></tr>
<tr><td>PO54 Development provides a frequency of standard and small lots which are varied to facilitate housing variety.</td><td>AO54.1 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.</td><td>N/A: Small lots are not proposed.</td></tr>
<tr><td colspan="3">Reconfigurations facilitating Dual Occupancy development</td></tr>
<tr><td>PO55 Lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone facilitate the integration of</td><td>AO55.1 Lot reconfigurations designate lots for Dual Occupancy development;</td><td>N/A: The proposed development is not in a Greenfield area and accordingly, does not involve designated Dual Occupancy lots. Proposed Lot 1 is a rear lot and as such, is not intended to accommodate Dual</td></tr>
</table>

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
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.	AO55.2 No more than 20 percent of the properties within a street block are designated for Dual Occupancy development. AO55.3 No more than three (3) adjoining properties within a street block are designated for Dual Occupancy development. AO55.4 Hatchet lots are not designated as Dual Occupancy lots. See Figure 4  	Occupancy development. The existing dwelling on Proposed Lot 2 will be retained.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	Figure 4	
PO56 Lots designated for Dual Occupancy development by lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone have an area, shape and dimensions suitable to accommodate their intended use.	AO56.1 Lots designated for Dual Occupancy development: (a) have a minimum area of 500m² where in the Low-medium Density Residential Zone; or (b) have a minimum area of 700m² where in the Low Density Residential Zone, Emerging Community Zone or Township Zone; and (c) are rectilinear in shape; and (d) have a frontage that is consistent with the minimum frontage required for the applicable zone.	**N/A:** The proposed development is not in a Greenfield area and accordingly, does not involve designated Dual Occupancy lots.