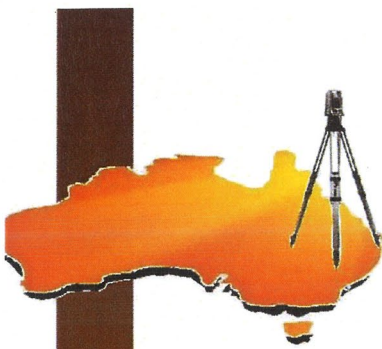




Gary Hayes & Partners PTY LTD

CONSULTING SURVEYORS

ABN 62 009 746 838

PO BOX 656

26 WOOD STREET

WARWICK Q 4370

PHONE 07 4661 4752

Email info@ghpsurveyors.com

Our Ref: W3441

27 August 2026

The Chief Executive Officer
Toowoomba Regional Council
PO Box 3021
Toowoomba QLD 4350

By Email Only: development@tr.qld.gov.au
Attention: Planning Branch

Dear Planning Branch,

DEVELOPMENT APPLICATION (RAL – BOUNDARY REALIGNMENT 4 INTO 4 LOTS) – 910 & 946 MACGINLEY ROAD, BUDGEE – LOTS 17 & 18 ON RP23115, LOT 10 ON RP23116, AND LOT 1 ON RP202881.

Please find attached the following development application for a Development Permit for Reconfiguring a Lot (Boundary Realignment 4 into 4 lots) of 910 & 946 MacGinley Road, Budgee, described as Lots 17 & 18 on RP23115, Lot 10 on RP23116, and Lot 1 on RP202881.

The application is being made in the approved form to the Assessment Manager, being Toowoomba Regional Council, and is accompanied by:

- **Attachment 1:** DA Form 1
- **Attachment 2:** Owners Consent
- **Attachment 3:** Proposed Plans
- **Attachment 4:** TRC Planning Scheme Code Responses

This application is for an **IMPACT** assessment. Per the Toowoomba Regional Council Fees and Charges Schedule 2026/2027, the calculated application fee is **\$4,275.00**.

RECEIVED
27/08/2026
TOOWOOMBA
REGIONAL COUNCIL

SITE AND DEVELOPMENT DETAILS

Site Details	
Site Address	910 & 946 MacGinley Road, Budgee
Site Description	Lots 17&18 on RP54510 Lot 1 on RP202881 Lot 10 on RP23116
Site Area	3,595,570m ² (359.5ha)
Relevant Planning Scheme	Toowoomba Regional Planning Scheme
Proposed Development	Boundary Realignment 4 into 4 lots
Planning Scheme & Application Requirements	
Zone	Rural Zone (100ha Precinct)
Overlays	• Agricultural Land Overlay • Bushfire Hazard Overlay ○ Medium • Environmental Significance Overlay ○ Ecological Significance ○ Ecological Significance Buffer ○ Biodiversity Corridor ○ Waterways and Wetlands Buffer • Flood Hazard Overlay ○ Balance Mixed • Landslide Hazard Overlay ○ High
Relevant Codes	The full planning scheme, including: • Rural Zone Code • Reconfiguring a Lot Code • Agricultural Land Overlay Code • Bushfire Hazard Overlay Code • Environmental Significance Overlay Code • Landslide Hazard Overlay Code
Planning Scheme Definition (MCU only)	N/A
Application Type	Development Permit
Development Type	Reconfigure a Lot (Boundary Realignment)

Assessment Level	Impact
State Planning & Referral	
Regional Plan	Darling Downs Regional Plan 2013
Areas of Regional Interest (DAMS)	Priority Agricultural Area (PAA) Strategic Cropping Area (SCA)
DAMS Mapping Layers	- Fish Habitat Areas - Queensland waterways for waterway barrier works - Water Resources - Water resource planning area boundaries - Great artesian water resource plan area - Native Vegetation Clearing - Regulated vegetation management map (Category B)
State Referral	Not required – All lots over 25ha <i>Triggered: State Code 16 (Native Vegetation Clearing)</i>

PROPERTY IMAGERY

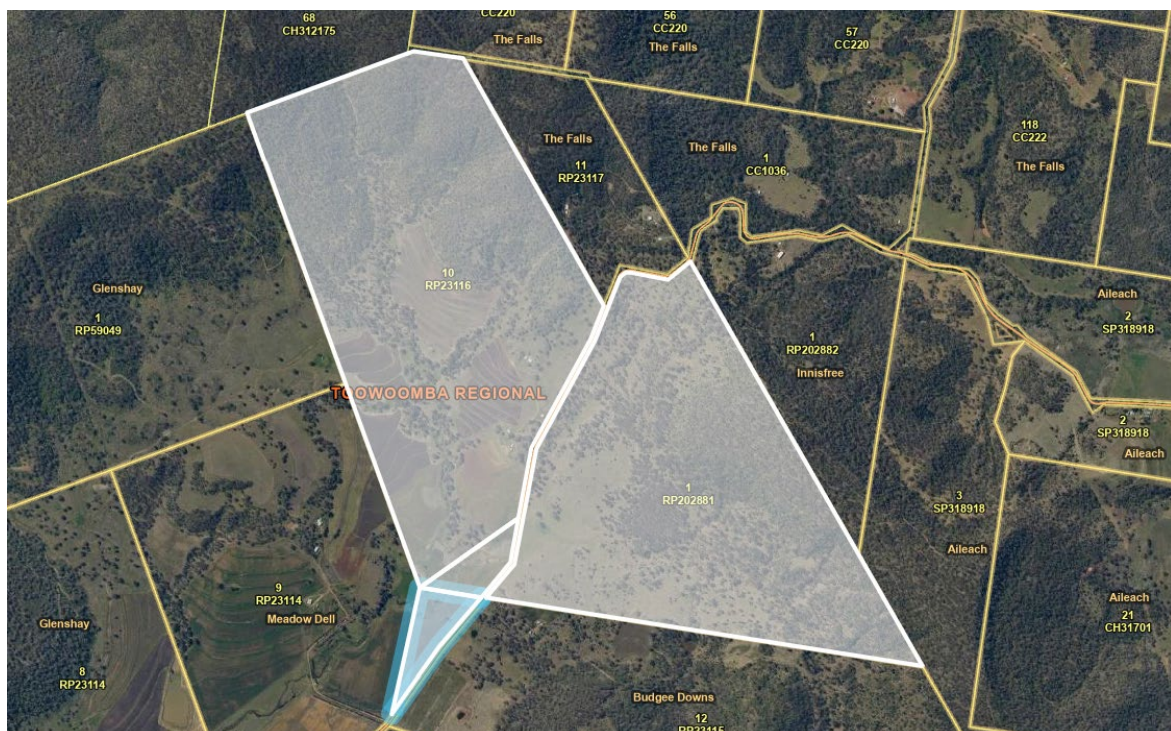


Figure 1: 910 & 946 MacGinley Road, Budgee (Aerial Photo Source: Queensland Globe)

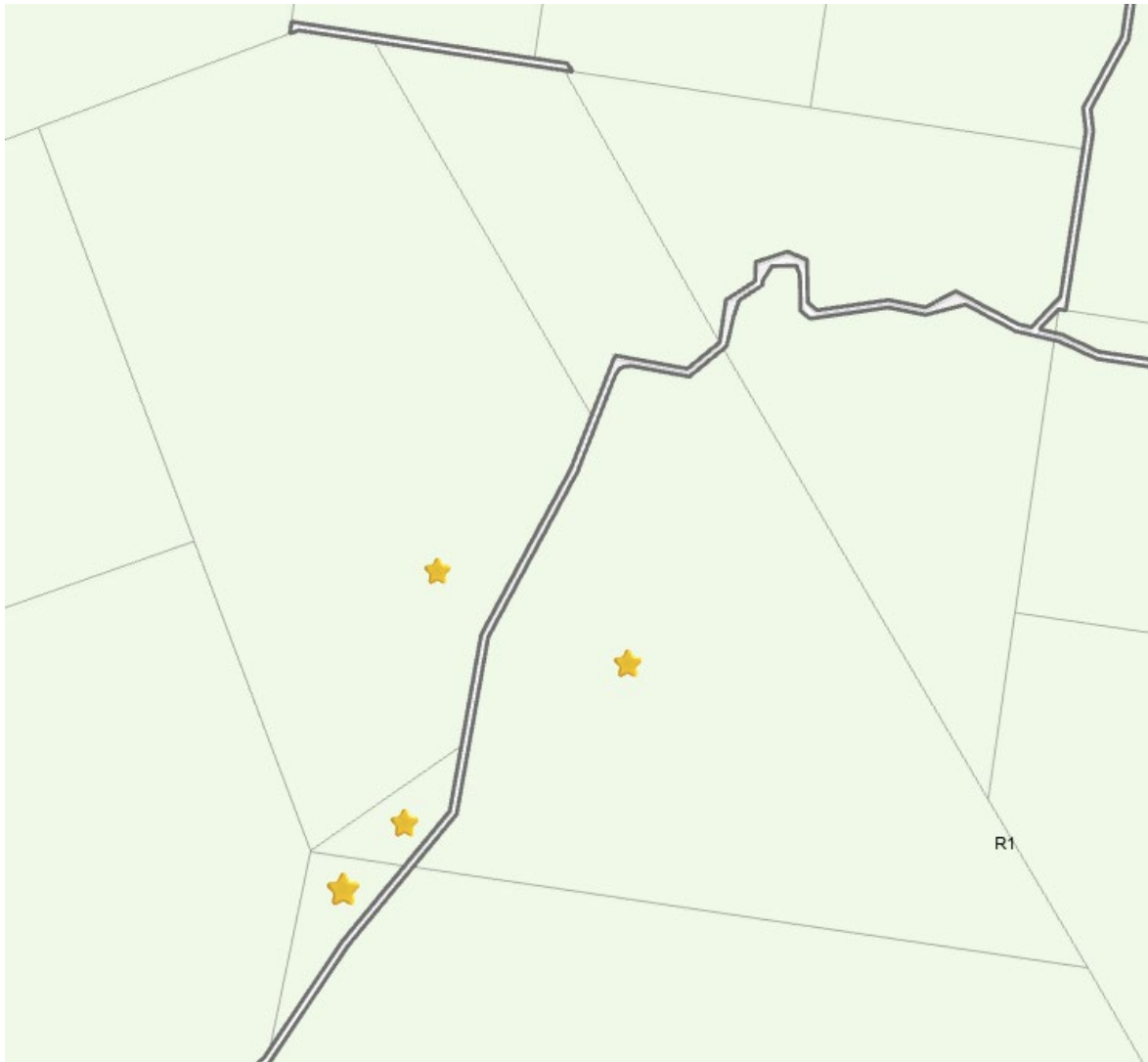


Figure 2: 910 & 946 MacGinley Road, Budgee (Planning Zones Map Source: TRC Mapping)

CURRENT USE



Figure 3: Sampling, West of Road – 946 MacGinley Road, Budgee (Source: Google Maps)



Figure 4: Sampling, East of Road - 946 MacGinley Road, Budgee (Source: Google Maps)



Figure 5: Sampling, West of Road - 910 MacGinley Road, Budgee (Source: Google Maps)

As shown in the aerial image of the site (Figure 1), the site comprises of four lots, all accessed from MacGinley Road:

- **Lot 17 on RP23115** – 5.4ha, irregular rhombus, relatively flat topography
- **Lot 18 on RP23115** – 6.6ha, triangular, relatively flat topography
- **Lot 1 on RP202881** – 159.3ha, irregular triangular, mainly sloped topography (steep at NE boundary of lot)
- **Lot 10 on RP23116** – 188.1ha, irregular six-sided, mainly sloped topography (steep at NW boundary of lot)

The lots are in the Rural Zone (100ha Precinct) of the Toowoomba Regional Planning Scheme and situated in Budgee, east of the East Greenmount township and southeast of Toowoomba city.

The lots are currently and historically rural use (Cattle Grazing and Crops).

PROPOSED DEVELOPMENT

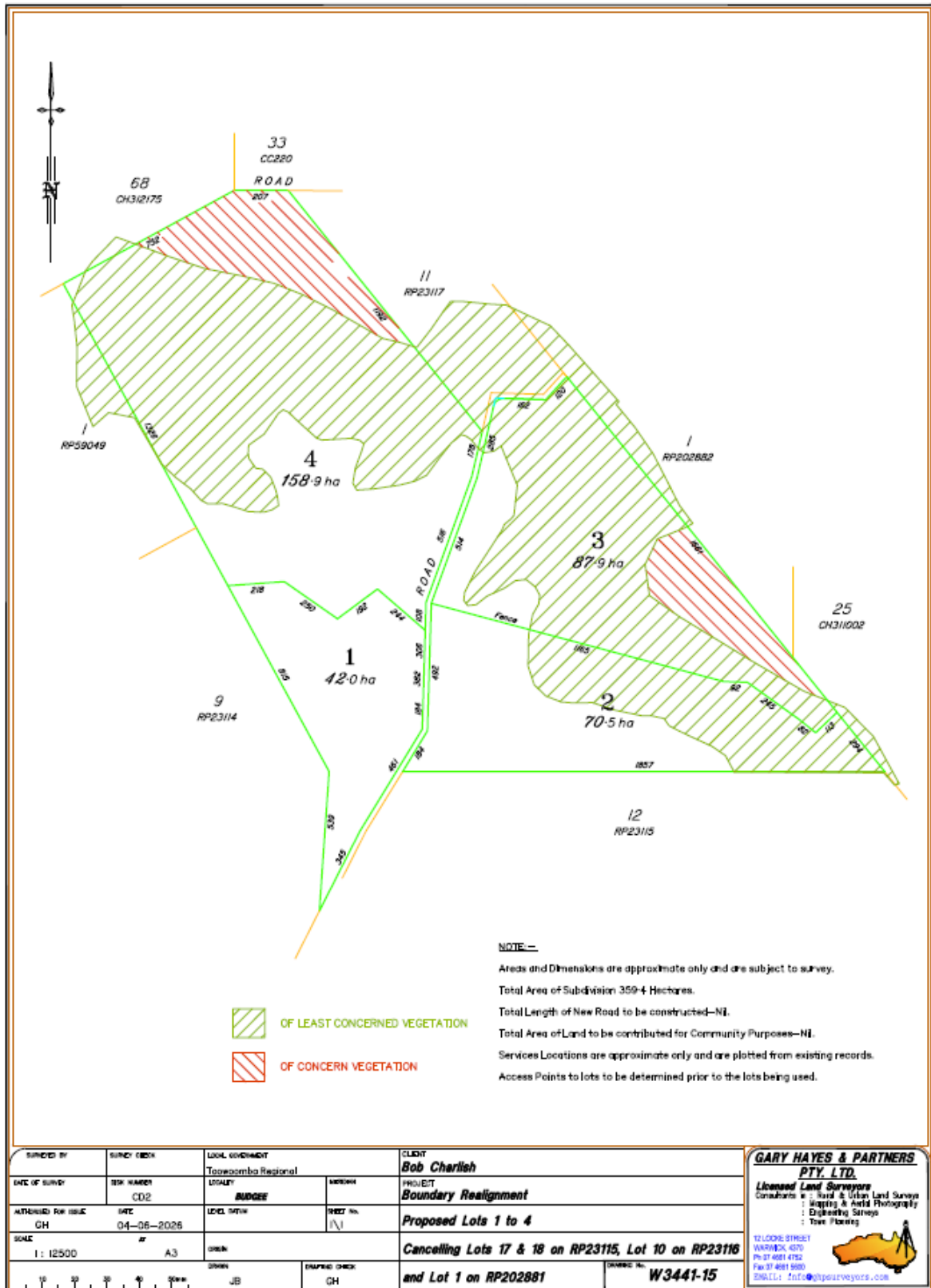


Figure 6: Proposed Boundary Realignment

This development application proposes reconfiguring a lot (boundary realignment 4 into 4 lots), with the intent being to create lots better attributed to viable agricultural use (since the current alignment has resulted in two lots being less than 7ha each).

Existing Lot	Size (ha)	Proposed Lot	Size (ha)
17RP23115	5.4	1	42
18RP23115	6.6	2	70.5
1RP202881	159.3	3	87.9
10RP23116	188.1	4	158.9

The Tables of Assessment in the Toowoomba Regional Planning Scheme indicate the application should be Impact Assessable. All lots are 4,000m² or greater, with a new road proposed down the centre of the lots, ensuring there is only one new access point on South Street.

The proposal has been assessed to fit the strategic framework and comply with the relevant Toowoomba Regional Planning Scheme assessment benchmarks of the:

- Rural Zone Code
- Reconfiguring a Lot Code
- Agricultural Land Overlay Code
- Bushfire Hazard Overlay Code
- Environmental Significance Overlay Code
- Landslide Hazard Overlay Code

STATE REFERRAL

DAMS mapping and Planning Act 2017 Schedule 10 show the triggering of Native Vegetation Clearing (State Code 16), due to a generous portion of the larger lots being Category B Regulated Vegetation.

It is anticipated that State Referral will **not** be required for this development due to all lot sizes being over 25ha, which will be confirmed by Toowoomba Regional Council.

STRATEGIC FRAMEWORK

As this development triggers Impact assessment, the below table addresses key areas of the Toowoomba Regional Planning Scheme's Strategic Framework that apply to this development.

Strategic Framework Section	Comments / Response
3.3.9.1 Element – Rural Landscape – Specific Outcomes	
(1) The integrity, viability and productivity of agricultural land and the rural landscape are protected and maintained for agricultural purposes.	The proposed boundary realignment maintains the rural landscape whilst making the lots more agriculturally viable and productive through improved sizing and defragmentation.
(2) Agricultural Land: a. that is outside of areas designated for urban development is conserved for current and future agricultural purposes (refer Strategic Framework Map SF4 – Natural Resources and Landscape); and b. is not degraded, alienated or fragmented, providing for its long-term and sustainable agricultural use.	a. The boundary realignment ensures the land continues to be preserved for future agricultural use rather than the potential for the smaller lots being used in the future for rural residential b. Whilst it is the same number of lots (4 into 4), the development will 'defragment' in the sense that it is shifting the boundaries to ensure ALL lots are of an agriculturally productive size. At present, two of the lots are of such a small size, they aren't truly viable (on their own) for agricultural uses such as crops and cattle.
3.3.12.1 Element – Incompatible Land Uses – Specific Outcomes	
(1) (b) Appropriate separation is achieved between incompatible land uses by the integrity, viability and productivity of agricultural land and the rural landscape are protected and maintained for agricultural purposes.	The boundary realignment ensures continued compatible uses by creating lot sizes more equally suited to viable agricultural activities rather than lot sizes that attract the potential of rural residential uses.
3.6.4.1 Element – Sustainable Production – Specific Outcomes	
(1) The integrity, viability and productivity of agricultural land and the rural landscape is protected and maintained for agricultural purposes.	The boundary realignment will create lot sizes more equally suited to viable agricultural activities rather than lot sizes that either attract rural residential use or, as a stand-alone lot, don't have the space for the scale of truly viable agricultural practices.
(3) The facilitation of viable farm units through the amalgamation of titles of	Whilst not amalgamating the smaller lots, the realignment of boundaries seeks to achieve a

Strategic Framework Section	Comments / Response
small lot holdings within rural areas is encouraged.	similar outcome – to create farming land of a useable, less fragmented nature.

PLANNING SCHEME CODE SUMMARIES

Rural Zone Code

'The purpose of the zone is to:

- (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;*
- (b) provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long term use of the land for rural purposes; and*
- (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.'*

This development complies with the Rural Zone Code and its intent, with the following key details:

- **Intent** - The intent of the boundary realignment is to create lots scaled for more viable agricultural activities (crops and cattle grazing)
- **Use** - The use will not change (crops and cattle grazing)
- **Design** - The design of the lots are based around natural topographical features

Reconfiguring a Lot Code

'The purpose of the Reconfiguring a Lot Code is to:

- (a) provide for good neighbourhood design, consistent with the character and environmental values of the overlay, zone and precinct, and local plan area in which the land is located;*
- (b) ensure the creation of a sense of place and distinctive identity;*
- (c) protect important natural features and values, economic resources and places of cultural heritage significance;*
- (d) ensure lot reconfiguration provides for an efficient and well integrated urban form, and in rural areas provides for sustainable use of land and agricultural resources;*
- (e) ensure lot reconfiguration facilitates safe and efficient provision of, and equitable access to, infrastructure and services;*
- (f) ensure transport networks provide for appropriate levels of accessibility and accommodate a wide range of travel modes including walking, cycling and the use of public transport;*
- (g) encourage development to be resource efficient; and*
- (h) Provide for neighbourhood design that suits safe and practical connectivity with adjoining similar uses in terms of roads, open space and stormwater drainage layout.'*

This development complies with the Reconfiguring a Lot Code and its intent, with the following key details:

- **Lots** – No additional lots created and all lots are of agriculturally viable scaling (smallest being 42ha) with generous frontages to MacGinley Road.
- **Access** – No new access arrangements will be required.
- **Biodiversity** – Lots are designed around natural topographical features to minimise / negate any biodiversity impacts.

Agricultural Land Overlay Code

‘The purpose of the Agricultural Land Overlay Code is to ensure that agricultural land is protected from inappropriate development that leads to its fragmentation or alienation or that may otherwise adversely impact on its productive use by present or future generations.’

This development complies with Agricultural Land Overlay Code and its intent, with the following key details:

- **Lots** – No additional lots created.
- **Design** – Designed to provide agriculturally viable/productive land with adequate frontage to MacGinley Road.
- **Natural** – Lots designed around natural topographical features.

Bushfire Hazard Overlay Code

‘The purpose of the Bushfire Hazard Overlay Code is to protect the safety of people and property in bushfire risk areas.’

This development complies with the Bushfire Hazard Overlay Code and its intent, with the following key details:

- **Water Supply** – Not in a water supply area and no new buildings proposed to require water tanks
- **Lot Design** – Lot design allows for buildings to achieve setbacks from hazardous vegetation. No long narrow lots.
- **Access** – All lots have an area within proximity to MacGinley Road, which is a through road.

Environmental Significance Overlay Code

‘The purpose of the Environmental Significance Overlay Code is to avoid or minimise the impacts of development on:

- (a) the biodiversity values of ecosystems, ecological processes, areas of ecological significance and biodiversity corridors; and*
- (b) the ecological, hydrological and water quality values of natural waterways and wetlands.’*

This development complies with Environmental Significance Overlay Code and its intent, with the following key details:

- **Design** – The proposed development is designed to provide agriculturally viable areas that are designed around natural topographical features, reducing footprints and impacts of future activities.
- **Fauna Movement** - The redesign and any resulting agricultural fencing will not impede natural movement of fauna.

- **Water** – The proposed development, and lot designs, will not impede existing flows, or surface and ground water quality.

Landslide Hazard Overlay Code

‘The purpose of the Landslide Hazard Overlay Code is to ensure that development on sloping or potentially unstable sites does not cause unacceptable landslide risk to the safety of people, property or infrastructure and does not adversely affect landscape character.’

This development complies with Landslide Hazard Overlay Code and its intent, with the following key details:

- **Proximity** – Each lot maintains sufficient area outside the Landslide Hazard Overlay for future buildings
- **Hazards** – Potential hazards are situated at the rear of the relevant lots, ensuring safe access is not compromised.
- **Vegetation Clearing** – Lots are designed to avoid vegetation clearing.

CONCLUSION

The assessment undertaken confirms that overall suitability of the proposed boundary realignment and the merits of the proposal against the relevant assessment benchmarks of the Toowoomba Regional Planning Scheme.

If you require any additional information or clarification, please do not hesitate to contact our office directly.

We look forward to receiving your approval for this Impact Reconfiguring a Lot (Boundary Realignment) Development Application.

Kindest regards,



Dani Logan
for Gary Hayes & Partners Pty Ltd

8.1.1 Bushfire Hazard Overlay Code

8.1.1.1 Application

This code applies to assessable development:-

- (1) subject to the Bushfire Hazard Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Bushfire Hazard Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

8.1.1.2 Purpose and overall outcomes

- (1) The purpose of the Bushfire Hazard Overlay Code is to protect the safety of people and property in bushfire risk areas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not increase the exposure of people and property to an unacceptable bushfire hazard risk;
 - (b) development located in a bushfire risk area is designed to mitigate the bushfire risk through siting, design and management measures;
 - (c) development provides access and evacuation routes for both private and emergency service vehicles which are appropriate to the nature of the development and the level of bushfire risk;
 - (d) development for essential community infrastructure is able to function effectively during and immediately after a bushfire event;
 - (e) public health and safety and the environment are not put at risk by development involving the manufacture and/or storage of hazardous goods in a bushfire hazard area;
 - (f) the reconfiguration of land appropriately responds to bushfire hazard having regard to the appropriate siting of future development and access for evacuation; and
 - (g) development provides access to an adequate water supply for fire fighting purposes.

8.1.1.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 8.2.2:1 – Bushfire Hazard Overlay Code –requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Assessment
PO ₁ Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.	AO_{1.1}¹ Development within a water supply area involving the creation of a new lot/s or involving proposed and existing buildings with a combined gross floor area greater than 50m², is connected to Council's reticulated water supply system. It will be readily available at all time for fire fighting vehicles and a water supply outlet located within the road reserve is within 40m² of the following: (a) All of the land; or (b) A building envelope designated on each lot; or (c) The centre of each lot, excluding access handles (where no building envelope is designated); and (d) All existing and proposed buildings And Fire hydrants are designed and installed in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines, Unless otherwise specified by the relevant water entity AO_{1.2}² Development outside a water supply area involving proposed or existing buildings with a combined gross floor area greater than 50m², are provided with a dedicated on site water storage system that permanently holds a minimum of 10,000 litres (e.g. dam, swimming pool or water tank) for fire fighting purposes.	Not Applicable The proposed development is a boundary realignment and is not within a water supply area.

¹ Amended on 27 April 2018

² Amended on 27 April 2018

Performance outcomes	Acceptable outcomes	Assessment
	AO_{1.3}³ A water tank is provided within 10m of each building (other than a class 10 building) which: (a) Is either below ground level or of non-flammable construction; (b) Has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: (i) 10,00 litres for residential buildings; (ii) For industrial, commercial; and other buildings, a volume specified in AS2304-2011 (c) Includes shielding of tanks and pumps in accordance with AS2304-2011 (d) Includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank (e) Is provided with rural fire brigade tank fittings if serviced by a rural fire brigade (i.e. 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines); and (f) Is clearly identified by directional signage at the street frontage	
PO ₂ Development provides for the safety of people and property by avoiding areas of High or Medium bushfire risk.	AO_{2.1} Development is not located on land that is subject to High or Medium bushfire risk. OR AO_{2.2} Where development is located in a High or Medium bushfire risk area (except for single dwellings on existing lots), it complies with a Bushfire Management Plan for the premises⁴.	Not Applicable The proposed development is a boundary realignment and does not propose any built form.

³ Amended on 27 April 2018

⁴ Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition on a previous development approval or by incorporating it in the planning scheme or a planning scheme policy), the development proponent will be expected to prepare such a plan to the satisfaction of the assessment manager. See State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide, Appendix 8: Undertaking a Bushfire Management Plan.

Performance outcomes	Acceptable outcomes	Assessment
PO ₃ Development provides for the safety of people and property by mitigating the bushfire risk through the siting of buildings.	AO _{3.1} Buildings and structures: (a) are sited in locations of lowest hazard within the lot; and (b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 m, whichever is the greater; and (c) are 10 m from any retained vegetation strips or small areas of vegetation; and (d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.	Not Applicable The proposed development is a boundary realignment and does not propose any built form.

Table 8.2.2:2 – Bushfire Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Assessment
For all development:		
PO ₁ Community infrastructure is only located in a bushfire medium and high risk area where the function and role of the infrastructure necessitates its location in the area and there are no suitable alternative sites in a low bushfire hazard area.	No acceptable outcome is nominated.	Not Applicable The proposed development is a boundary realignment and does not propose any community infrastructure.
PO ₂ Community infrastructure is able to function effectively during and immediately after bushfire events.	AO _{2.1} The community infrastructure is located on land that is not subject to High or Medium bushfire risk; or <i>Note for AO_{2.1}: A site-specific bushfire hazard assessment is necessary to demonstrate that although the proposed development site is within bushfire hazard area, the bushfire hazard is low on that site.</i> AO _{2.2} The community infrastructure will not involve any new building work other than a minor extension (<20 m ² Gross Floor Area) to an existing building; or AO _{2.3} The community infrastructure development is located within a bushfire hazard area (as identified in the Bushfire Hazard Overlay Maps) but is designed to function effectively during and immediately after bushfire events.	Not Applicable The proposed development is a boundary realignment and does not propose any community infrastructure.

Performance outcomes	Acceptable outcomes	Assessment
	<i>Note for AO_{2.3}: The development application must include and comply with a comprehensive Bushfire Management Plan.</i>	
Water Supply		
PO ₃ Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.	AO_{3.1}⁵ Development within a water supply area involving the creation of a new lot/s or involving proposed and existing buildings with a combined gross floor area greater than 50m², is connected to Council's reticulated water supply system It will be readily available at all time for fire fighting vehicles and a water supply outlet located within the road reserve is within 40m² of the following: (f) All of the land; or (g) A building envelope designated on each lot; or (h) The centre of each lot, excluding access handles (where no building envelope is designated); and (i) All existing and proposed buildings And Fire hydrants are designed and installed in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines, Unless otherwise specified by the relevant water entity AO_{3.2}⁶ Development outside a water supply area involving proposed or existing buildings with a combined gross floor area greater than 50m², are provided with a dedicated on site water storage system that permanently holds a minimum of 10,000 litres (e.g. dam, swimming pool or water tank) for fire fighting purposes.	Not Applicable The proposed development is a boundary realignment and is not within a water supply area.

⁵ Amended on 27 April 2018

⁶ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes	Assessment
	AO_{3.3}⁷ A water tank is provided within 10m of each building (other than a class 10 building) which: (a) Is either below ground level or of non-flammable construction; (b) Has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: (i) 10,00 litres for residential buildings; (ii) For industrial, commercial; and other buildings, a volume specified in AS2304-2011 (c) Includes shielding of tanks and pumps in accordance with AS2304-2011 (d) Includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank (e) Is provided with rural fire brigade tank fittings if serviced by a rural fire brigade (i.e. 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines); and (f) Is clearly identified by directional signage at the street frontage	

⁷ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes	Assessment
Hazardous Materials		
PO ₄ Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on the manufacture or storage of hazardous materials in bulk.	AO_{4.1} Development complies with a Bushfire Management Plan for the premises. <i>Note: 'Hazardous materials in bulk' is defined in Section 9, Glossary of the SPP Guideline. Where the assessment manager has not previously approved a Bushfire Management Plan (see Note 1.7 above), the development proponent will be expected to prepare such a plan to the satisfaction of the assessment manager. See Appendix 8 for more information on bushfire management plans.</i>	Not Applicable The proposed development is a boundary realignment and does not include the manufacture or storage of hazardous materials in bulk.
Reconfiguring a lot and Material Change of Use		
PO ₅ Lot design and the siting of buildings provide safe sites for habitable and non-habitable buildings.	AO_{5.1} All development enables buildings and structures to achieve setbacks from hazardous vegetation that are: (a) sited within the area of lowest hazard within the lot; and (b) provide for adequate setbacks from hazardous vegetation; and (c) 1.5 times the predominant mature canopy tree height or 10m, whichever is the greater; and (d) 10m from any retained vegetation strips or small areas of vegetation; and (e) sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.	Complies with AO. The proposed development is a boundary realignment and does not propose any built form. Each lot contains an area within proximity to MacGinley Road that enables buildings to achieve setbacks from hazardous vegetation as stipulated within the AO.
PO ₆ For development that will result in multiple buildings or lots, roads and access are designed to mitigate against bushfire hazard by ensuring adequate access for:	AO_{6.1} The road design is capable of providing access for fire fighting and other emergency vehicles, in accordance with the standards identified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. AO_{6.2} The lot layout ensures that all roads are through roads. AO_{6.3} The lot layout does not include long narrow lots, long access ways or rear lots. AO_{6.4} The road has a maximum gradient of 1 in 8 (12.5%).	Complies with AO. The proposed development is a boundary realignment and does not propose any new roads. Each lot contains an area within proximity to MacGinley Road, which is a through road. The lot layout does not include long narrow lots, long access ways or rear lots.

Performance outcomes	Acceptable outcomes	Assessment
PO₇ For development that will result in multiple buildings or lots, fire breaks are provided that: (a) adequately and effectively separate the development site from surrounding vegetation to mitigate against bushfire hazard; (b) have sufficient width to enable continuous access for fire fighting and other emergency vehicles, residents and equipment; and (c) are in secure tenure and are maintained.	AO_{7.1} The development incorporates a fire break provided by a perimeter road that: (a) separates the boundary of the lots and the adjacent bushland; (b) has a minimum cleared width of 20m; (c) has a formed road width of 6m; and (d) is constructed to an all weather standard. AO_{7.2} The development includes fire breaks which are located as close as possible to the boundaries of the lot(s) and the adjoining bushfire hazard and the fire breaks have: (a) a minimum cleared width of 6m; (b) a minimum formed width of 4m; (c) a maximum gradient of 1 in 8 (12.5%); (d) are constructed and maintained to prevent erosion, provide adequate drainage and provide continuous access for fire fighting vehicles; (e) provide passing bays and turning areas for fire-fighting appliances; and (f) are either located on public land, or within an access easement that is granted in favour of the Toowoomba Regional Council and the Queensland Fire and Rescue Service. AO_{7.3} Vehicular access is provided along and at each end of the fire break to existing fire maintenance trails or roads. AO_{7.4} The development includes sufficient cleared breaks of 6m minimum width in retained bushland within the development (e.g. creek corridors and retained vegetation) to allow burning of sections and access for bushfire response.	Not Applicable The proposed development is a boundary realignment and does not propose additional lots. Uninterrupted access from each lot to MacGinley Road will be maintained.

8.1.2 Landslide Hazard Overlay code

8.1.2.1 Application

This code applies to assessable development:-

- (1) subject to the Landslide Hazard Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Landslide Hazard Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

8.1.2.2 Purpose and overall outcomes

- (1) The purpose of the Landslide Hazard Overlay Code is to ensure that development on sloping or potentially unstable sites does not cause unacceptable landslide risk to the safety of people, property or infrastructure and does not adversely affect landscape character.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development on steep and/or potentially unstable land is located, designed and constructed to minimise the risk to people and property.
 - (b) Development is restricted, and inappropriate development does not occur, in areas of high landslide hazard;
 - (c) Public health and safety and the environment are not put at risk by development involving the manufacture and/or storage of hazardous goods in a landslide hazard area; and
 - (d) Development ensures vegetation clearing and filling and excavation does not adversely affect the stability of the land or risk of landslide .

Table 8.2.4:2 – Landslide Hazard Overlay Code – assessment benchmarks for assessable development⁸

Performance outcomes	Acceptable outcomes	Assessment
Land Use		
PO ₁ Development maintains the safety of people and property from the risk of landslide.	<u>AO_{1.1} Development is carried out in accordance with a geo-technical report, prepared by a suitably qualified registered engineer, that includes:</u> (a) <u>an assessment of the stability of the site;</u> (b) <u>an assessment of the impact that the proposed development (including all proposed buildings, roads, excavation and/or filling, access and drainage works) would have on the stability of the site and adjacent land; and</u> (c) <u>requirements (including, where relevant, preferred locations, methods of</u>	Not Applicable The proposed development is a boundary realignment and does not propose built form. Each lot will maintain sufficient area outside the Landslide Hazard Overlay for any future buildings.

⁸ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes	Assessment
	<u>construction and management regimes for buildings, foundations, roads, excavation and/or filling, storm and wastewater drainage, landscaping and other works) that are necessary to be incorporated into the development to reduce the level of risk to life and property (whether on the site or not) to an acceptable level.</u> AO_{1.2} In high risk areas shown on the Landslide Hazard Overlay maps, development does not: (a) involve any new building work other than a minor extension <20m² gross floor area to an existing building; (b) create any additional lots; (c) involve vegetation clearing; or (d) alter stormwater conditions or ground levels beyond the limitations identified in AO_{3.2}.	
PO ₂ Public safety and the environment are not adversely affected by the impacts of landslide on hazardous material made or stored on the subject site.	AO _{2.1} The manufacture and/or storage of dangerous goods does not occur on a site shown as high risk on the Landslide Hazard Overlay maps.	Not Applicable The proposed development is a boundary realignment and does not include the manufacture or storage of hazardous materials in bulk.
Siting and design		
PO₃ The siting and design of development minimises impacts on the natural landform and landscape character. <i>Note: Figure A illustrates preferred forms of development on steep land. Figure B illustrates features which are inappropriate.</i>	In partial compliance of the performance outcome: AO_{3.1} Development avoids cut and fill by using elevated or light-framed construction, or stepped (split level) building forms. AO_{3.2} Development involves cut and fill which does not: (a) involve a total change of more than 1.5m relative to natural ground level at any point; (b) occur within 1.5m of any site boundary; (c) necessitate the construction of retaining walls exceeding 1.2m in height; and (d) exceed 50m³ of cut and/or fill in total.	Not Applicable The proposed development is a boundary realignment and does not propose any cut and/or fill.
PO ₄ The development includes measures that ensure:	No acceptable outcome is nominated.	Complies The proposed development is a boundary realignment and does not propose built form. Each lot will maintain sufficient area outside the Landslide Hazard Overlay for

Performance outcomes	Acceptable outcomes	Assessment
(a) the long term stability of the development site; (b) access to the site is not restricted during a landslide event; (c) the need for significant earthworks is avoided; (d) landslide hazards are avoided; and (e) the risk of erosion is avoided.		any future buildings. Potential hazard areas are located to the rear of the lots, ensuring access can be maintained without restriction in a landslide event. Adequate area remains on all lots outside hazard areas to ensure these areas can be avoided with future development.
PO ₅ Vehicle access is designed and located to: (a) avoid risk of landslip and erosion; and (b) provide for safe and functional all weather access.	AO _{5.1} Development is designed so that vehicular access does not exceed a grade of 1 in 4.	Complies The proposed development is a boundary realignment and includes lots that are sufficient in size to ensure a vehicle access not exceeding a grade of 1 in 4 can be provided in the future.
PO ₆ Vegetation clearing is avoided and where practicable, revegetation is undertaken to strengthen landslide risk areas.	No acceptable outcome is nominated.	Complies The proposed development is a boundary realignment and has been designed to avoid vegetation clearing through the strategic placement of boundaries.
Community Infrastructure		
PO ₇ Community infrastructure is able to function effectively during and immediately after landslide events.	AO _{7.1} Community infrastructure is not located in a landslide hazard area (as identified in the Landslide Hazard Overlay Maps). OR AO _{7.2} The community infrastructure development does not: (a) result in any new building work other than an addition to an existing building; (b) involve vegetation clearing; or (c) alter ground levels or stormwater conditions. OR AO _{7.3} The development includes measures that ensure: (a) the long term stability of the site; (b) access to the site will not be impeded by a landslide event; and (c) the community infrastructure will not be adversely affected by landslides originating on sloping land above the site.	Not Applicable The proposed development is a boundary realignment and does not propose any community infrastructure.

Figure 8.2.4:1 – Preferred Form of Development

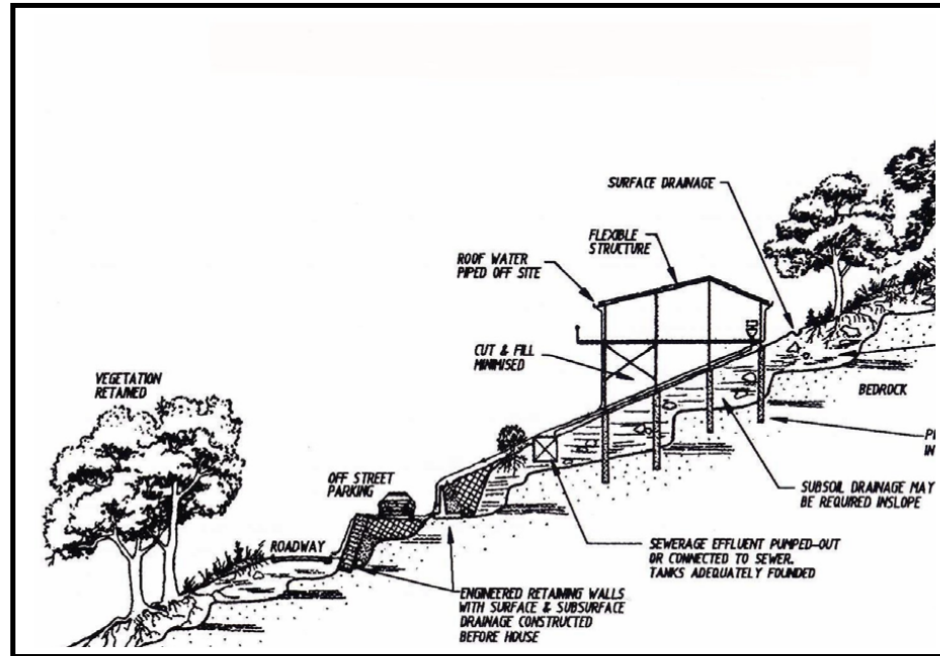
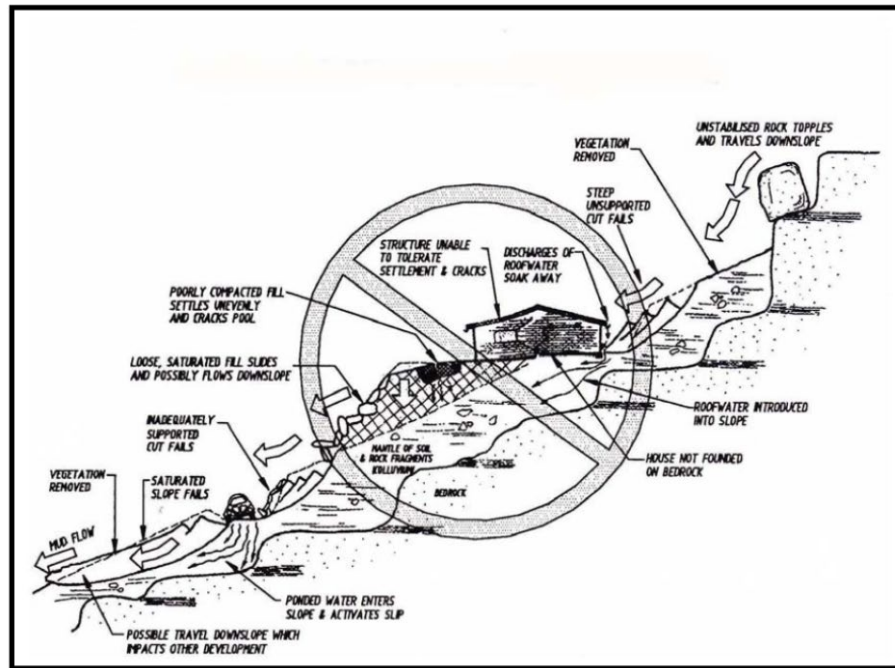


Figure 8.2.4:2 – Inappropriate Form of Development



8.2 Environment overlay codes category

8.2.1 Environmental Significance Overlay Code

8.2.1.1 Application

This code applies to assessable development:-

- (1) subject to the Environmental Significance Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Environmental Significance Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

8.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Environmental Significance Overlay Code is to avoid or minimise the impacts of development on:
 - (a) the biodiversity values of ecosystems, ecological processes, areas of ecological significance and biodiversity corridors; and
 - (b) the ecological, hydrological and water quality values of natural waterways and wetlands.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) impacts on biodiversity values of ecosystems, areas of ecological significance and biodiversity corridors are avoided, or where they cannot be avoided impacts are minimised and impacts on biodiversity values are offset consistent with the Queensland Government Environmental Offsets Policy and other applicable biodiversity/environmental offsets policies;
 - (b) ecological processes and the ecosystem services provided by areas of ecological significance are maintained;
 - (c) habitat areas are connected by viable biodiversity corridors;
 - (d) degraded ecosystems, habitats and corridors are restored;
 - (e) ecological values and processes of waterways and wetlands are protected;
 - (f) the hydrological regime of wetlands and waterways is protected and rehabilitated to its natural state; and
 - (g) water quality is maintained or improved.

8.2.1.3 Assessment benchmarks for assessable development

Table 8.5.1:1 – Environmental Significance Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Assessment
Areas of Ecological Significance		
PO₁ Vegetation disturbance or other impacts on areas of ecological significance shown on the Environmental Significance Overlay maps, is avoided or where disturbance cannot be avoided the loss or reduction of ecological values is minimised.	AO_{1.1} Impacts are avoided by locating development wholly outside mapped areas of ecological significance and areas of ecological significance buffer identified on the Environmental Significance Overlay maps. OR Where impacts on areas of ecological significance shown on the Environmental Significance Overlay Maps cannot be avoided, they are minimised by: (a) minimising the total footprint within which activities, buildings, structures, driveways and other works or activities are contained; (b) avoiding further fragmentation of areas of ecological significance and strengthening linkages where possible; (c) utilising areas of lesser importance in terms of biodiversity values so that areas of higher value are conserved to the greatest extent practicable; and (d) maintaining areas of ecological significance in patches of greatest possible size and with the smallest possible edge to area ratio.	Complies The proposed development is a boundary realignment and has been designed to avoid vegetation clearing through the strategic placement of boundaries. The new lots include areas devoid of vegetation, allowing future development to avoid and reduce the total footprint within areas of ecological significance.
PO₂ Development optimises biodiversity outcomes by prioritising the location of environmental offsets within identified biodiversity corridors.	AO_{2.1} Biodiversity offsets designed to counterbalance development impacts on areas of ecological significance are delivered consistent with the Queensland Government Environmental Offsets Policy 2008 and other applicable biodiversity/environmental offset policies.	Not Applicable The proposed development is a boundary realignment and is not considered a prescribed activity for the purposes of the Queensland Government's Environmental Offsets Policy.

Performance outcomes	Acceptable outcomes	Assessment
PO₃ Landscaping complements biodiversity values by incorporating the following elements into the landscaping design: (a) native plants of local origin; or (b) known food and habitat trees and shrubs for endemic native fauna species in the local area; or (c) replication of adjacent healthy remnant habitats, including understorey vegetation; and (d) no declared noxious plants, weeds or invasive plants likely to displace native flora species or degrade fauna habitat.	No acceptable outcome is nominated.	Not Applicable The proposed development is a boundary realignment and does not propose any landscaping.
PO₄ Movement of fauna is facilitated within and through the site, particularly along identified biodiversity corridors by: (a) ensuring that development and associated activities do not create barriers to the movement of fauna along and within biodiversity corridors; (b) directing fauna to locations where wildlife infrastructure has been created, to enable wildlife to safely negotiate a development area; and (c) separating fauna from potential hazards.	No acceptable outcome is nominated.	Complies The proposed development is a boundary realignment and involves lot sizes that will not interrupt fauna movement. The lot sizes are substantial and will not incorporate screen fences or other such infrastructure that may pose as an impediment to free movement.
PO₅ Identified biodiversity corridors on the Environmental Significance Overlay maps and their role to potentially connect areas of ecological significance (through rehabilitation or enhancement) are not compromised by development.	No acceptable outcome is nominated.	Complies The proposed development is a boundary realignment and involves lot sizes that will not interrupt fauna movement.
Waterways and Wetlands		
PO₆ Development is not carried out within a mapped waterway or wetland identified on the Environmental Significance Overlay maps.	AO_{6.1} Development is located outside the mapped boundary of a waterway or wetland identified on the Environmental Significance Overlay maps.	Not Applicable The proposed development is a boundary realignment and is located outside the mapped boundary of a waterway or wetland identified on the Environmental Significance Overlay maps.

Performance outcomes	Acceptable outcomes	Assessment
PO₇ Development provides a buffer which protects the ecological, hydrological and water quality values of the wetland or the waterway.	AO_{7.1} Development provides a buffer area which is vegetated with native plants endemic to the area. AO_{7.2} Buildings, structures and works are not carried out within the buffer area identified on the Environmental Significance Overlay maps.	Not Applicable The proposed development is a boundary realignment and does not propose any built form.
PO₈ Development retains the existing hydrological regime or re-establishes the previous naturally occurring regime.	AO_{8.1} Existing flows of surface and ground water are not altered through construction of channelled flows or the redirection or interruption of flows.	Complies The proposed development is a boundary realignment and involves lot sizes that will not impact existing flows or surface and ground water. No alteration to the natural ground level is proposed as part of this application.

8.2.2 Agricultural Land Overlay Code

8.2.2.1 Application

This code applies to assessable development:-

- (1) subject to the Agricultural Land Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Agricultural Land Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

8.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Agricultural Land Overlay Code is to ensure that agricultural land is protected from inappropriate development that leads to its fragmentation or alienation or that may otherwise adversely impact on its productive use by present or future generations.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the productive capacity of agricultural land and viability for productive uses is not compromised; and
 - (b) development does not result in the alienation, loss or fragmentation of agricultural land.

8.2.2.3 Assessment benchmarks for assessable development

Table 8.6.2:1 – Agricultural Land Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Assessment
PO ₁ Development does not reduce the productive capacity of the land or result in conflict with nearby rural uses.	No acceptable outcome is nominated.	Not Applicable The proposed development is a boundary realignment and will not reduce productive capacity of the land.
PO ₂ Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, do not compromise the long term productive capacity of agricultural land.	AO2.1 Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, are not located on agricultural land. OR AO2.2 Development is compatible with agricultural production and is designed and located in a way that does not inhibit or prevent normal farming practices in the future <i>Note: examples of development that achieve this outcome may include a golf course, plant nursery or sports field</i>	Not Applicable The proposed development is a boundary realignment and does not propose a non-rural use.

Performance outcomes	Acceptable outcomes	Assessment
PO₃ Reconfiguring lots on agricultural land does not result in allotment sizes that result in: (a) fragmentation of rural lands and loss of land to viable rural production; (b) conflict between farming and residential uses; or (c) loss of farming flexibility.	AO_{3.1} The minimum lot size in the Rural Zone is in accordance with Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code. OR AO_{3.2} The proposed lot is smaller than that nominated in Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code and the reconfiguration is a boundary realignment that would not create any additional lots and would provide for the implementation of improved land management practices or productive utilisation of the land.	Complies with AO3.2 The proposed development is a boundary realignment and will not create any additional lots. The lots have been altered to consolidate agricultural land on the northern side of MacGinley Road into larger lots and boundaries on the southern side have been rearranged to more closely align with the contours, fence infrastructure and existing vegetation. This is considered to result in a more productive utilisation of the land by reflecting the current land management practices.

Table 9.4.5:1 – Reconfiguring a Lot Code – Requirements for accepted development and assessment benchmarks for assessable development¹

Performance outcomes	Acceptable outcomes	Assessment
PO₁ The lots resulting from the rearrangement of boundaries does not contribute to: (a) the proliferation of lots of rural land fragmentation; or (b) the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site.	AO_{1.1} No additional lots are created by the rearrangement of boundaries. AO_{1.2} The resulting lots from rearranging boundaries are contained entirely within a single zone.	Complies No additional lots are created and all lots will be contained entirely within the Rural Zone.
PO₂ Lots resulting from rearrangement of boundaries do not require any new or additional infrastructure connections, or modification of existing connections.	AO_{2.1} All lots resulting from rearrangement of boundaries: (a) retain all existing connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; (b) do not require additional infrastructure connections or augmentation of existing connections; (c) except where in the Rural Zone, have sealed vehicle crossovers; (d) have stormwater drainage for lots 4000m² or less: (i) connected to adequately sized inter-allotment drainage; or (ii) that drains the entirety of each lot independently without fill to the kerb and channel or swale of the road frontage.	Complies All lots do not require augmentation of existing connections, are greater than 4,000m² and are located within the Rural Zone.
PO₃ Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with all weather road access from the driveway crossover to the nearest formed road.	AO_{3.1} Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with a formed gravel road from the driveway crossover to the nearest formed road in accordance with SC6.2 <i>PSP No.2 Engineering Standards – Roads and Drainage Infrastructure</i>.	Complies The rearrangement of boundaries will ensure all proposed lots maintain frontage to a formed road i.e. MacGinley Road.

¹ Amended on 9 August 2019

Performance outcomes	Acceptable outcomes	Assessment
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: . Setback considerations include solar access, privacy and amenity of residents and adjoining neighbours, on-site effluent disposal. . A building envelope may demonstrate suitability to accommodate future development.	AO_{4.1} All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4. AO_{4.2} Where in the Low Medium Density Residential Zone development for lots 450m² or less in area are capable of accommodating a rectangular building envelope with area and dimensions for: (a) a dwelling, including ancillary buildings and structures such as garages, covered carports and decks, that comply with the minimum setback requirements of the overlay or zone in which the land is located and building regulations; (b) private open space and recreation areas; (c) vehicle access and on-site car parking in accordance with the Transport, Access and Parking Code.	Complies with Performance Outcome The rearrangement of boundaries will ensure all lots are sufficient in area, frontage, dimensions and road access to enable future development that is consistent with the Rural Zone Code and that is considerate of relevant Overlays. Whilst not rectangular in area, the proposed lots are responsive to the characteristics of the land and have been designed to utilise existing contours, fence lines, avoid vegetation fragmentation and potential natural hazards. The realignment of boundaries will improve the size of two (2) lots to allow small-scale rural operations.

Table 9.4.5:2 – Reconfiguring a Lot Code – assessment benchmarks for assessable development²

Performance outcomes		Acceptable outcomes	Assessment
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 earthworks³.	AO _{1.1} A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning. ⁴	Not Applicable All lots are within the Rural Zone (100ha Precinct).

² Amended on 9 August 2019

³ Amended on 29 November 2019

⁴ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes	Assessment
General		
PO₂ The layout of streets, lots and infrastructure gives the locality a strong and positive identity by: (a) responding to site characteristics, settings, landmarks, places of cultural heritage significance and views; (b) creating legible and interconnected movement and open-space networks; (c) locating community, retail, commercial and public transport facilities at focal points within convenient, safe and direct walking distance for residents/users; and (d) providing connections to existing facilities, services and movement networks in the surrounding area.	Where included in a local plan: AO_{2.1} Neighbourhood design and lot layout is consistent with the requirements of any local plan. All other circumstances: No acceptable outcome provided.	Not Applicable The proposal is a Boundary Realignment. All lots are located within a Rural Zone and outside a local plan area.
PO₃ The layout of streets, lots and infrastructure responds appropriately to environmental features of the site or locality by: (a) following the natural topography; (b) protecting and promoting views of landscape features, significant ridgelines, mountains, hills, rocky outcrops or other geological formations; (c) minimising the need for earthworks; (d) minimising vegetation loss and/or fragmentation; (e) maintaining natural drainage features and floodways; (f) maintaining important wildlife corridors and habitat areas; (g) providing for adequate buffering of (d), (e) and (f); (h) protecting and maintaining areas of indigenous cultural significance; and (i) connecting streets and open space to existing streets and open space on adjoining land as necessary for the orderly development of the precinct.⁵	<i>In partial fulfilment of the performance outcome:</i> AO_{3.1}⁶ A lot with an area of less than 450m² intended to be used for a dwelling house has a natural slope: (a) across the width of the lot not exceeding 10%; and (b) along the length of the lot not exceeding 5%.	Not Applicable The proposal is a Boundary Realignment and will not result in lots with an area less than 450 square metres.

⁵ Amended on 27 April 2018

⁶ Amended on 29 November 2019

Performance outcomes	Acceptable outcomes	Assessment
PO₄ Street blocks and lot types are generally rectilinear and arranged to provide: (a) an efficient neighbourhood pattern, that supports walking cycling and public transport use; (b) the highest densities are located around open space, amenity features or other focal points; and (c) a mix of lot sizes which provide a wide choice in affordable and accessible housing and achieve streetscape variety.	<i>In partial fulfilment of the performance outcome</i> AO_{4.1} Subdivision involving the creation of lots for residential use ensures lots within the block are arranged so that: (a) there are between four (4) and six (6) adjoining attached (terrace or row) house lots in a group (to enable group housing construction and integrated streetscape solution); (b) there are no more than eight (8) narrow frontage (less than 15m) lots in a row; (c) there are no more than four (4) lots with a width of 7.5m or less in a row unless serviced by a rear lane; and (d) there are no minor mismatches (e.g. less than 1m) in the rear corner lot boundaries of adjoining lots (to minimise the risk of set out error); AO_{4.2} Subdivision involving the creation of lots for residential use ensures lots with access to a laneway intended to accommodate more than one dwelling have a: (a) minimum width of 7.5m; and (b) minimum depth of 30m. AO_{4.3} Street blocks fronting local streets do not exceed 100m in length.	Not Applicable The proposal is a rearrangement of boundaries and not a residential subdivision.
PO₅ Reconfiguration avoids risk to human safety and the environment from natural hazards ⁷ and contaminated land.	<i>In partial fulfilment of the performance outcome</i> AO_{5.1} Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.	Not Applicable The subject land is not listed on the Contaminated Land Register or Environmental Management Register.
PO₆ 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.	Not Applicable The proposal is a rearrangement of boundaries and not a residential subdivision.

⁷ Applicants should also note that the provisions of the various overlays in the planning scheme may also affect neighbourhood design.

Performance outcomes	Acceptable outcomes	Assessment
PO₇ In a reconfiguration that involves the creation of a new street (other than in a Rural Zone or the Rural Residential Zone) streetscape and landscape treatments are provided that: (a) create an attractive and legible environment with a clear character and identity; (b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance; (c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and (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.	No acceptable solution is nominated.	Not Applicable All lots are within the Rural Zone (100ha Precinct).
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.	Not Applicable The proposal is a rearrangement of boundaries and all lots are within the Rural Zone (100ha Precinct).

Performance outcomes	Acceptable outcomes	Assessment
PO₉ Reconfigurations within the Low-medium Density Residential Zone and the Emerging Community Zone contribute to housing diversity and different levels of affordability to meet community needs by incorporating a mix of residential lot sizes drawing from the following lot types: (a) Traditional: A traditional lot caters for large dwelling houses, typically on lots with a frontage of up to 20m and depth of 30m to 32m for single storey dwelling houses and 25m for two (2) storey dwelling houses. (b) Multi-family: A multi-family lot allows for small multiple dwellings (typically four (4) to six (6) dwellings). Multiple dwellings on multi-family lots 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.	AO_{9.1} Reconfigurations incorporate the lot types identified in the performance outcome as follows: (a) reconfigurations creating between 10 and 50 additional lots incorporate a mix of at least two (2) different lot types; and (b) reconfigurations creating more than 50 additional lots incorporate a mix of at least three (3) different lot types.	Not Applicable All lots are within the Rural Zone (100ha Precinct).
PO₁₀ Reconfigurations within the Low-medium Density Residential Zone achieve a residential density that makes efficient use of the land and associated physical infrastructure.	AO_{10.1}⁸Reconfigurations in the Low-medium Density Residential Zone facilitate a minimum residential density of 30 dwellings per hectare.	Not Applicable All lots are within the Rural Zone (100ha Precinct).
PO₁₁⁹ Reconfigurations within the Principal Centre Zone, Major Centre Zone, District Centre Zone or Local Centre Zone ensure an integrated, orderly and efficient development outcome is achieved across all lots in respect to access to the external road network, pedestrian and vehicle movement within the site and built form and function.	No acceptable outcome is nominated.	Not Applicable All lots are within the Rural Zone (100ha Precinct).

⁸ Amended on 29 November 2019

⁹ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes	Assessment
Lot Sizes and Design¹⁰		
PO ₁₂ Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes.	AO _{12.1} Lots in the Emerging Community Zone have the minimum area and frontage as shown in Table 9.4.5:4.	Not Applicable All lots are within the Rural Zone (100ha Precinct).
PO ₁₃ ¹¹ In the Rural Zone, the productive capacity of rural land resources is protected from the reconfiguration of lots that facilitates inappropriate intensification of development in the zone.	AO _{13.1} Lots have a minimum area as shown in Table 9.4.5:4.	Complies with Performance Outcome The rearrangement of boundaries will ensure all lots are sufficient in area, frontage, dimensions and road access to enable future development that is consistent with the Rural Zone Code and that is considerate of relevant Overlays. Whilst not rectangular in area, the proposed lots are responsive to the characteristics of the land and have been designed to utilise existing contours, fence lines, avoid vegetation fragmentation and potential natural hazards. The realignment of boundaries will improve the size of two (2) lots to allow small-scale rural operations. All lots maintain a frontage width well in excess of the required 125 metres.
Movement network design¹²		
PO ₁₄ The street and road network has a clear structure, with roads that conform to their function in the network, having regard to: (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles; (g) lot access; (h) convenience; (i) public safety; (j) amenity; (k) the incorporation of public utilities and drainage; and (l) landscaping and street furniture.	AO _{14.1} The street and road network is consistent with SC6.2 <i>PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	Not Applicable The proposed boundary realignment will not result in any changes to the street and surrounding road network.

¹⁰ Amended on 27 April 2018

¹¹ Amended on 29 November 2019

¹² The Access, Parking and Servicing Code sets out other requirements relating to movement network design.

Performance outcomes	Acceptable outcomes	Assessment
PO ₁₅ The road network provides for convenient and safe movement between local streets and higher order roads.	AO _{15.1} The proposed road network complies with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	Not Applicable The proposed boundary realignment will not result in any changes to the road network.
PO ₁₆ Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).	No acceptable outcome is nominated.	Not Applicable All lots are within the Rural Zone (100ha Precinct).
PO ₁₇ Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.	AO _{17.1} Intersections and pedestrian and cyclist crossings are provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	Not Applicable The proposed boundary realignment will not result in any changes to the road network.
PO ₁₈ Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	AO _{18.1} Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies The proposed boundary realignment will not result in any changes to access arrangements and the broader road network.
PO ₁₉ On-road car parking is provided according to projected needs taking into account: (a) total parking demand; (b) car parking opportunities on lots; and (c) non-residential and external parking generators.	AO _{19.1} On-street parking is provided in accordance with the Transport, Access and Parking Code.	Not Applicable The proposed boundary realignment will not result in any changes to the road network.
PO ₂₀ The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.	AO _{20.1} Infrastructure is provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	Not Applicable The proposed boundary realignment will not result in any changes to the road network.
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 <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	Not Applicable The proposed boundary realignment will not result in any changes to the road network.

Performance outcomes	Acceptable outcomes	Assessment
PO ₂₂ Development does not compromise the delivery of existing or future public transport routes and encourages a highly connected local street network that enables public transport to efficiently service the area without the need to 'repeat a part of a route as part of the one trip'.	AO _{22.1} Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.	Not Applicable The proposed boundary realignment will not result in any changes to the road network.
Road design¹³		
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 <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	Not Applicable The proposed boundary realignment will not result in any changes to the road network.
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 <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> . AO _{24.2} Footpaths and bikeways are provided in accordance with the <i>Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m)</i> .	Not Applicable The proposed boundary realignment will not result in any changes to the road network.
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.	Not Applicable The proposed boundary realignment will not result in any changes to the road network.

¹³ The Access, Parking and Servicing Code sets out other requirements relating to road design.

Performance outcomes	Acceptable outcomes	Assessment
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 <i>SC6.3 PSP No 2 –Engineering Standards – Roads and Drainage Infrastructure</i> and <i>Austroads Guide to Road Design Part 4: Intersections and Crossings: General</i> .	Not Applicable The proposed boundary realignment will not result in any changes to the road network.
Public transport		
PO ₂₇ The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.	No acceptable outcome is nominated.	Not Applicable The proposed boundary realignment will not result in any changes to the road network.
PO ₂₈ Reconfiguration caters for the extension of public transport routes by locating the highest likely public transport 'trip generating' land uses in the vicinity of existing or potential public transport routes, where this is consistent with the intended character of the zone or precinct in which the land is located.	AO _{28.1} Except in the rural zone and the rural residential zone, at least 90% of proposed lots are within 400m safe walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.	Not Applicable All lots are within the Rural Zone (100ha Precinct).
PO ₂₉ Residential densities within walking distance of existing and potential public transport stations and routes are at levels that take advantage of the infrastructure where this is consistent with the intended character of the zone or precinct in which the land is located.	No acceptable outcome is nominated.	Not Applicable All lots are within the Rural Zone (100ha Precinct).

Performance outcomes	Acceptable outcomes	Assessment
Open Space Network		
PO₃₀ Neighbourhood design and lot layout provides a balanced variety of park types, including: (a) small local parks, which are designed to: (i) provide a small open space setting for adjoining dwellings; (ii) incorporate and retain existing natural features; (iii) incorporate landscaping to assist in creating neighbourhood identity and way-finding; (b) neighbourhood parks, which are designed to: (i) be centrally located; (ii) support the local community's recreational needs; (iii) provide opportunities for community and special events; (c) lineal or corridor parks, which are designed to: (i) connect with existing or planned open space in the locality; (ii) incorporate pedestrian and cycle paths; (iii) protect significant natural features; (iv) convey stormwater; (v) provide for other recreational needs when not flooded; and (d) natural parkland areas which: (i) retain locally significant wetlands, remnant vegetation and habitat for fauna; (ii) continue ecological corridors and linkages to areas outside of the neighbourhood; (iii) maintain important landscape and visual quality values.	AO_{30.1} The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Local Government Infrastructure Plan¹⁴.	Not Applicable The subject land is not within an area expected to provide public parks in accordance with the requirements of Part 4 Local Government Infrastructure Plan.

¹⁴ Amended on 9 June 2017

Performance outcomes	Acceptable outcomes	Assessment
PO₃₁ Where provision for a public park is required in Part 4 – Local Government Infrastructure Plan¹⁵ the design and lot layout provides for safe and secure, well distributed and located parkland that: (a) has passive surveillance by surrounding development; (b) is of a suitable size, shape and topography for its function; (c) is located on a suitable road; (d) is highly accessible to local communities; and (e) achieves an acceptable standard of flood immunity.	AO_{31.1} The public park meets the requirements of section 4.5.5 of the planning scheme. AO_{31.1} The public park meets the standards identified in Table 9.4.5:3.	Not Applicable The subject land is not within an area expected to provide public parks in accordance with the requirements of Part 4 Local Government Infrastructure Plan.
PO₃₂ Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that: (a) provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping; (b) enhances the area's local identity and landscape amenity; (c) provides for a range of recreational opportunities to meet community needs; (d) forms a linkage to existing parkland or habitats; (e) respects and retains existing natural elements; and (f) protects biodiversity values and features.	No acceptable outcome is nominated.	Not Applicable The subject land is not within an area expected to provide public parks in accordance with the requirements of Part 4 Local Government Infrastructure Plan.
Amenity		
PO₃₃ Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses.¹⁶	No acceptable outcome is nominated.	Not Applicable The reconfiguration will not result in lots intended for sensitive land uses being subject to adverse impacts, particularly with consideration to the minimum size of the lots proposed.

¹⁵ Amended on 9 June 2017

¹⁶ A report by a suitably qualified person may be required to allow an assessment to be made of the potential environmental impacts of or affecting the proposed reconfiguration.

Council recommends that applicants seeking approval for lots potentially affected by intensive animal industries refer to the 'Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland', 'Queensland Dairy Farming Environmental Code of Practice' and 'Environmental Code of Practice for Queensland Piggeries' and that applicants consult with Primary Industries and Fisheries prior to the lodgement of a development application.

For agricultural uses and agricultural land generally, applicants should have regard to the Section 3 of the SPP1/92 – Planning Guidelines – Separating agricultural and residential land uses.

For other uses Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 1997 or Environmental Protection (Noise) Policy 1997.

Performance outcomes	Acceptable outcomes	Assessment
PO ₃₄ The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of accommodation activities and sensitive land uses is protected.	No acceptable outcome is nominated.	Not Applicable All lots are within the Rural Zone (100ha Precinct).
PO ₃₅ Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone it must not result in future sensitive uses within the site being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.	AO _{35.1} Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone, it is demonstrated that a future sensitive use on proposed lots can meet: (a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; and (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i> , are met through the use of measures such as: (i) landscaping and open space; (ii) setbacks; (iii) the orientation of lots away from the industrial area; (iv) barriers, mounds and fencing; and/or (v) screening.	Not Applicable All lots are within the Rural Zone (100ha Precinct).
Safety and security		
PO ₃₆ The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates: ¹⁷ (a) personal and property security; (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks.	AO _{36.1} The reconfiguration is designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i> .	Not Applicable The proposed boundary realignment is located within the Rural Zone and CPTED guidelines are focussed on the urban built environment.

¹⁷ The subdivision layout will be expected to address the elements of crime prevention through environmental design described in the Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland.

Performance outcomes	Acceptable outcomes	Assessment
Natural values		
PO ₃₇ ¹⁸ Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.	AO _{37.1} ¹⁹ Development within a water supply area involving the creation of new lot/s is connected to council's reticulated water supply system and a water supply outlet located within a road reserve is within 40M of the following: (a) all of the land; or (b) a building envelope designated on each lot; or (c) the centre of each lot, excluding access handles (where no building envelope is designated); and (d) all existing or proposed buildings.	Not Applicable All lots are within the Rural Zone (100ha Precinct).
PO ₃₈ The reconfiguration provides for lot sizes and titling arrangements that ensure areas of ecological significance remain intact as part of common property or within large lots.	No acceptable outcome is nominated.	Complies The smallest lot will be 42 hectares, providing substantial area for areas of ecological significance to remain intact.
PO ₃₉ The layout of roads, driveways and other infrastructure avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors.	No acceptable outcome is nominated. ²⁰	Complies The proposed development will not result in roads, driveways or other infrastructure crossing or fragmenting waterways, wetlands, habitat areas or ecological corridors. The existing road reserve and constructed road will be utilised to provide access to the proposed lots.
Climatic response		
PO ₄₀ The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design.	<i>In partial compliance with the performance outcome:</i> AO _{40.1} Neighbourhoods are generally designed so that: (a) the long axis of roads runs east-west; (b) the number of wide lots (lots with a width greater than 15m) is minimised on streets running north-south; and (c) lots are generally rectangular in shape and not splayed. AO _{40.2} Where they are proposed, built-to-boundary walls are located on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot.	Not Applicable All lots are within the Rural Zone (100ha Precinct). The proposed development is a four (4) lot boundary realignment.

¹⁸ Amended on 27 April 2018

¹⁹ Amended on 27 April 2018

²⁰ The Wetlands and Waterways Overlay Code sets out additional requirements that may apply to a development proposal.

Performance outcomes	Acceptable outcomes	Assessment
Services		
PO ₄₁ Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that: (a) is efficient; (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. ²¹	Not Applicable All lots are within the Rural Zone (100ha Precinct) meaning water supply, stormwater management, etc. services are not available.
Noise Impacts²²		
PO ₄₂ Lots are of a suitable size and dimensions to facilitate adequate noise management.	AO _{42.1} Lots near a rail corridor or a regional arterial, sub-arterial or distributor roads are of sufficient size and depth to ensure that future dwellings are not exposed to road or rail noise greater than 63dB <i>L_{A10(18hr)}</i> . AO _{42.2} Where it is not practical to achieve the required noise levels through lot layout and design, noise attenuation barriers are utilised to achieve the required noise levels.	Not Applicable The subject land is not within proximity to a rail corridor nor regional arterial, sub-arterial or distributor road networks.
PO ₄₃ Noise attenuation measures: (a) are compatible with the local streetscape; (b) minimise whole of life cycle costs where they are to be located on or adjacent to public land or common property; and (c) are designed to discourage crime and anti-social behaviour, having regard to: (i) aesthetic quality and compatibility with streetscape; (ii) physical accessibility; (iii) provision of casual surveillance of public open space and movement networks; (iv) opportunities for concealments or vandalism; and (v) easy and economic maintenance.	No acceptable outcome is nominated.	Not Applicable The subject land is not within proximity to a rail corridor nor regional arterial, sub-arterial or distributor road networks.

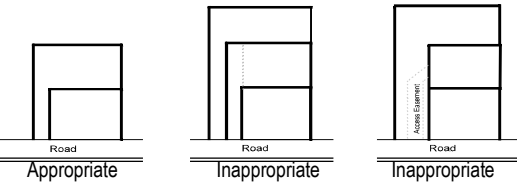
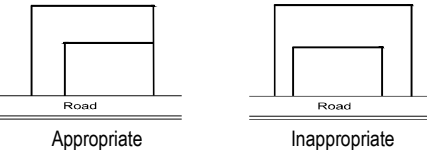
²¹ The Integrated Water Cycle Management Code and the Works Code sets out additional requirements that may apply to a development proposal.

²² A report by a suitably qualified person may be required to allow an assessment to be made of the potential noise impacts.

Performance outcomes		Acceptable outcomes	Assessment
Air Quality			
PO ₄₄	Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts. ²³	No acceptable outcome is nominated.	Not Applicable The reconfiguration will not result in lots intended for sensitive land uses being subject to adverse air quality impacts.
Additional requirements for volumetric subdivision			
PO ₄₅	The reconfiguration of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the zone or precinct in which the land is located or is consistent with a lawful approval that has not lapsed.	No acceptable outcome is nominated.	Not Applicable The proposal does not involve a volumetric subdivision.
Hatchet Lots²⁴			
PO ₄₆	Lot reconfigurations only create hatchet lots as a means of increasing residential densities in within: (a) Walking catchments around centres offering a broad range of goods, facilities and services (being 800m around Major and 400m around District centres and designated Local centres within the centre hierarchy); (b) Land that benefits visually from high quality parkland; (c) Walking catchments around major non-industrial employment areas (land within 800m walk of 1000 or more non-industrial jobs); (d) A central transport corridor bounded by Nelson, West, Jellicoe and Hume street, and (e) An 800m walking catchment of the University of Southern Queensland (Toowoomba campus).	AO _{46.1} Lot reconfigurations only create hatchet lots in the Low-medium Density Residential Zone.	Not Applicable The proposal does not include hatchet lots.

²³ A report by a suitably qualified person may be required to allow an assessment to be made of the air quality or impacts. SC6.1 guidance on assessing air quality impacts.

²⁴ Amended on 29 November 2019

Performance outcomes	Acceptable outcomes	Assessment
PO₄₇ The location and configuration of the access strip/easement and main body does not compromise: (a) the streetscape qualities of the area; (b) the residential amenity of the area; or (c) the Street System.	AO_{47.1} Only 1 Hatchet Lot is created behind any full frontage lot as shown in Figure 1 below. Figure 1  AO_{47.2} The access strip/easement to the Hatchet Lot is located on only 1 side of the lot with direct frontage to the street as illustrated in Figure 2 below. Figure 2 	Not Applicable The proposal does not include hatchet lots.
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.	AO_{48.1} Where the lot reconfiguration creates a hatchet lots the new lot boundaries create setbacks to existing dwellings that comply with the minimum distances in the Queensland Development Code or relevant planning scheme code.	Not Applicable The proposal does not include hatchet lots.

Performance outcomes	Acceptable outcomes	Assessment
PO₄₉ The access strip/easement: (a) has a minimum width of 6 metres for its full length; (b) is located on the southern or western side of the lot; (c) has a maximum length of 30 metres; (d) is located so that there is no more than one driveway serving an adjoining property within 6 metres of the access strip/easement boundary (see figure 3 below).	No acceptable outcome is nominated.	Not Applicable The proposal does not include access strips nor access easements.
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.	AO_{50.1} The site: (a) has a natural surface with an elevation that is higher than the abutting road and enables stormwater to drain gravitationally to the abutting road via subsurface pipes; or (b) has a natural surface with an elevation that is higher than Council's stormwater drainage network in the abutting road and enables stormwater to drain gravitationally to the stormwater drainage network in the abutting road via subsurface pipes; or (c) has lawful access to an inter allotment drainage network with available capacity to meet the requirements of the development.	Not Applicable The proposal is not within vicinity of Council's stormwater drainage network and will not result in alteration to the natural surface level, including existing drainage channels.

Performance outcomes	Acceptable outcomes	Assessment
Reconfigurations creating lots less than 450m² in area in a residential zone		
PO₅₁ Lot reconfigurations creating lots less than 450m² and at least 20 new lots, facilitate the orderly, neighbourly, integrated and timely development of those lots through a Plan of Development. Note: <i>Orderly</i> neatly and methodically arranged. <i>Neighbourly</i> exhibiting the qualities expected in a friendly neighbour. <i>Integrated</i> combining or coordinating separate elements so as to provide a harmonious, interrelated whole <i>Timely</i> done or occurring at a favourable or useful time.	AO_{51.1} Lot reconfigurations creating lots less than 450m² incorporate an Approved Plan of Development prepared by a suitably qualified professional(s) that sets development standards that comply with the performance outcomes within the Small Lot Housing Design Code and which includes, but is not limited to, the location of the following: (a) the lot layout and streets, including lot numbers, lot areas, street reserve widths, street or road carriageways (may include bus stops, taxi ranks, loading zones and similar service areas where proposed), and location and width of footpaths; (b) land slope and major infrastructure items; (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	Not Applicable All lots are within the Rural Zone (100ha Precinct).

Performance outcomes	Acceptable outcomes	Assessment										
PO ₅₂ The lots are located on a road that is appropriate to accommodate small lots.	AO_{52.1} Small lots are located in accordance with the following table: <table><tr><th>Proposed lot width</th><th>Vehicle Access Location</th></tr><tr><td>Lot width <10m</td><td>Laneway, Local or collector roads only</td></tr><tr><td>Lot width 10 – 12.4m</td><td>Laneway, Local or collector roads only</td></tr><tr><td>Lot width 12.5 – 14.9m</td><td>Laneway, Local, collector or distributor roads only</td></tr><tr><td>Lot width >15m</td><td>Laneway, Local, collector, distributor or sub-arterial roads only</td></tr></table> Note: Direct access is not typically available to sub-arterial roads and limited to distributor roads (see PSP No.2 Sc6.2.2.2).	Proposed lot width	Vehicle Access Location	Lot width <10m	Laneway, Local or collector roads only	Lot width 10 – 12.4m	Laneway, Local or collector roads only	Lot width 12.5 – 14.9m	Laneway, Local, collector or distributor roads only	Lot width >15m	Laneway, Local, collector, distributor or sub-arterial roads only	Not Applicable All lots are within the Rural Zone (100ha Precinct).
Proposed lot width	Vehicle Access Location											
Lot width <10m	Laneway, Local or collector roads only											
Lot width 10 – 12.4m	Laneway, Local or collector roads only											
Lot width 12.5 – 14.9m	Laneway, Local, collector or distributor roads only											
Lot width >15m	Laneway, Local, collector, distributor or sub-arterial roads only											
PO ₅₃ Small lots are located so as to minimise the need to cut and fill the land.	AO _{53.1} Small lots are located on land with a pre-development gradient of less than 10%;	Not Applicable All lots are within the Rural Zone (100ha Precinct).										
PO ₅₄ Development provides a frequency of standard and small lots which are varied to facilitate housing variety.	AO _{54.1} There are no more than six (6) contiguous small lots along a street frontage, with groups of two (2) or more small lots separated by at least two (2) standard lots.	Not Applicable All lots are within the Rural Zone (100ha Precinct).										
Reconfigurations facilitating Dual Occupancy development												
PO ₅₅ Lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone facilitate the integration of Dual Occupancy development into residential neighbourhoods in a manner that is dispersed and does not result in Dual Occupancy becoming the dominant form of housing within a street.	AO_{55.1} Lot reconfigurations designate lots for Dual Occupancy development; AO_{55.2} No more than 20 percent of the properties within a street block are designated for Dual Occupancy development. AO_{55.3} No more than three (3) adjoining properties within a street block are designated for Dual Occupancy development. AO_{55.4} Hatchet lots are not designated as Dual Occupancy lots. See Figure 4	Not Applicable All lots are within the Rural Zone (100ha Precinct).										

Performance outcomes	Acceptable outcomes	Assessment
	 Each red line in this figure is an example of the extent of a street block. No more than 20 percent of properties within the street block are designated for dual occupancy development. Figure 4	
PO₅₆ Lots designated for Dual Occupancy development by lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone have an area, shape and dimensions suitable to accommodate their intended use.	AO_{56.1} Lots designated for Dual Occupancy development: (a) have a minimum area of 500m² where in the Low-medium Density Residential Zone; or (b) have a minimum area of 700m² where in the Low Density Residential Zone, Emerging Community Zone or Township Zone; and (c) are rectilinear in shape; and (d) have a frontage that is consistent with the minimum frontage required for the applicable zone.	Not Applicable All lots are within the Rural Zone (100ha Precinct).

Table 9.4.5:3 – Open Space Standards

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

Table 9.4.5:4 – Lot Sizes and Dimensions – requirements for accepted development and assessment benchmarks for assessable development²⁵

²⁵ Amended on 27 April 2018

Zone(s)	Lot Type	Precinct(s)	Minimum Lot Area/Max Density ⁺		Minimum Frontage/ Width	Max Frontage to Depth Ratio*
Low Density Residential	Regular and Corner	Clifford Park Stables Precinct	1,200 m ²		20 m.	1:3
		Park Residential	2,250 m ²		20 m.	1:3
		All other circumstances	500 m ²		15 m.	1:5
	Hatchet ²⁶	Hatchet lots do not occur within the Low Density Residential Zone.				
	Community Title Scheme	Clifford Park Stables	1,200 m ² (except for communal lots).		20 m.	No Acceptable Measure Prescribed
		All other circumstances	500 m ² (except for communal lots).		15 m.	No Acceptable Measure Prescribed
Low – medium Density Residential	Regular and corner	All	300 m ² ²⁷		20 m.	1:3
			Slope [#] <6%	300 m ²	10 m.	1:5
			Slope [#] 6-8%	800 m ²	25 m.	
			Slope [#] >8%	1,000 m ²	30 m.	
	Hatchet	All	Slope [#] <6%	500 m ²	6 m/15 m.	1:5
			Slope [#] 6-8%	800 m ²	6 m/25 m.	

²⁶ Amended on 29 November 2019

			Slope# >8%	1,000 m ²	6 m/30 m.	
	Community Title Scheme	All	No minimum lot size	20 m.	1:3	

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

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

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

	Hatchet	Hatchet lots do not occur within Rural Zone			
	Community Title Scheme	100 hectare	100 ha (except for communal lots).	125 m.	No Acceptable Measure Prescribed
		200 hectare	200 ha (except for communal lots).	250 m.	No Acceptable Measure Prescribed

Zone(s)	Lot Type	Precinct(s)	Minimum Lot Area/Max Density ⁺		Minimum Frontage/ Width	Max Frontage to Depth Ratio*
Emerging Communities	Regular and Corner	All	10 ha (except for communal lots).		75 m.	No Acceptable Measure Prescribed
	Hatchet	Hatchet lots do not occur within the Emerging Communities Zone				
	Community Title Scheme	All	10 ha (except for communal lots).		75 m.	No Acceptable Measure Prescribed
Limited Development (Constrained Land)	All	No acceptable measure prescribed				
	Hatchet	Hatchet lots do not occur within the Limited Development (Constrained Land) Zone.				
Township	Regular and Corner	All (where reticulated wastewater services are provided)	Slope # <6 %	500 m ²	15 m.	1:2
			Slope # 6-8 %	800 m ²	25 m.	1:2
			Slope # >8 %	1,000 m ²	30 m.	1:2
		All (otherwise)	2,000 m ²		No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
	Hatchet ²⁸	Hatchet lots do not occur within the Township Zone.				

²⁸ Amended on 29 November 2019

	Community Title Scheme	All (where reticulated wastewater services are provided)	500 m ² (except for communal lots).	15 m.	No Acceptable Measure Prescribed
		All (otherwise)	2,000 m ² (except for communal lots).	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed

Table Explanations:

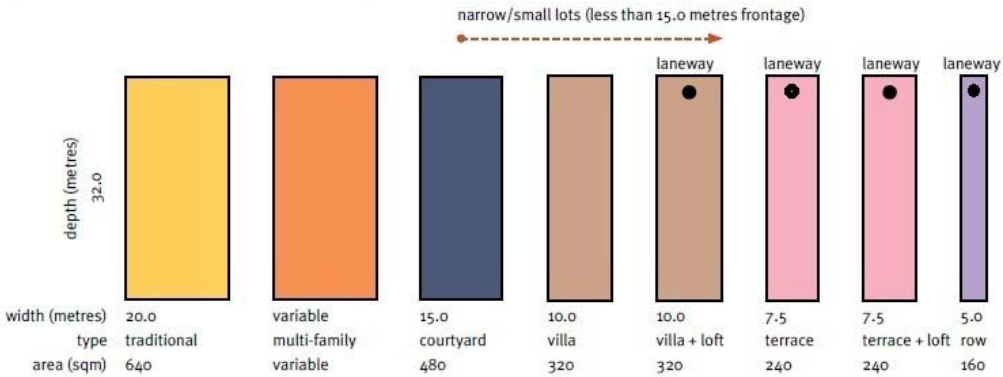
* in the case of Hatchet Lots, the frontage to depth ratio is the width to depth ratio, disregarding the access strip frontage.

across allotment slope.

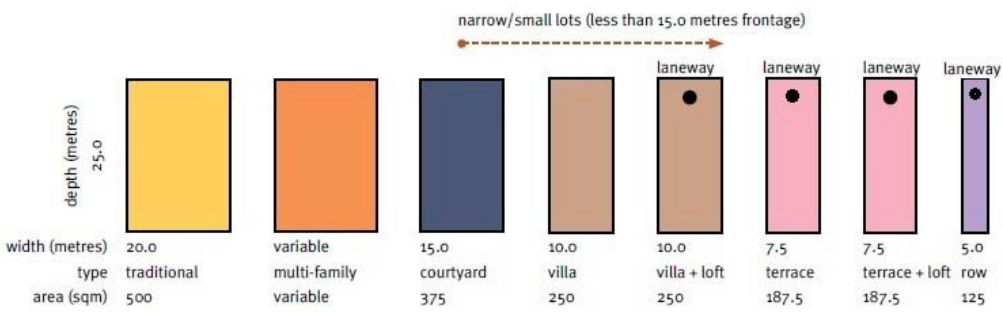
+ for hatchet shaped lots the minimum lot area does not include the access strip.

Examples of Lot Shapes and Dimensions (PO9)

Typical lot shapes and dimensions - 32.0 metres deep



Typical lot shapes and dimensions - 25.0 metres deep



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

Rural Zone Code¹

Application

This code applies to assessable development:-

- (1) within the Rural Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Rural Zone Code by the tables of assessment in Part 5 (Tables of assessment).

Purpose and overall outcomes

- (1) The purpose of the zone is to:

- (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
- (b) provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long term use of the land for rural purposes; and
- (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.

In addition, the zone code aims to:

- (a) protect the productive capacity of all rural land for rural use;
- (b) protect water quality and the ecological and hydrological processes of waterways and wetlands;
- (c) protect the landscape character and its associated visual and scenic amenity;
- (d) minimise the potential for conflict between rural uses and other uses;
- (e) provide for the establishment of appropriately scaled agri- and eco-tourism activities that are based on farm life or primary production in the locality, or on the scenic or environmental values of the locality;
- (f) provide for intensive animal industries including feedlots, piggeries and poultry farms; and
- (g) protect rural land from fragmentation that diminishes its productive capacity.

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

- (a) areas used or suitable for primary production are conserved and are not further fragmented;
- (b) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
- (c) uses that require isolation from urban areas as a consequence of their impacts, such as noise or odour, may be appropriate where land use conflicts are minimised;
- (d) development incorporates sustainable land management and other sustainable practices that maximise energy efficiency, water conservation and encourages sustainable transport use;
- (e) development contributes to the amenity and landscape character of the area;

¹ Amended on 3 November 2014

- (f) the establishment of non rural activities that are directly associated with and subordinate to rural production, natural resources and landscape amenity is facilitated in a manner that minimises land use conflicts and is compatible with the character and environmental values of the locality. Suitable activities may include small-scale outdoor recreation, tourism facilities, short-term accommodation, home based businesses, and produce sales;
- (g) rural industries are facilitated where:
 - (i) associated with rural production in the immediate vicinity;
 - (ii) avoiding or minimising adverse impacts on the amenity of the locality; and
 - (iii) compatible with the infrastructure in the locality.
- (h) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and provided with appropriate buffers from development;
- (i) adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;
- (j) existing intensive animal industries are protected from the intrusion of non rural activities such as small-scale outdoor recreation and tourism facilities;
- (k) the viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses; and
- (l) development has access to development infrastructure including utility installations and essential services.

100 Hectare Precinct

- (3) The overall outcome of the 100 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of highly fragmented rural land are preserved by the prevention of further fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.

200 Hectare Precinct

- (4) The overall outcome of the 200 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of rural land which is relatively unfragmented are preserved by the prevention of fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.

Heinemann Road Transport Precinct

- (5) The overall outcome of the Heinemann Road Transport Precinct within the Rural Zone is that:
 - (a) the precinct provides for the establishment of transport and associated logistics uses that capitalise on the strategic location of the precinct close to the regional road network system and Toowoomba; and
 - (b) the scale, character and built form of development contributes to a high standard of amenity.

Requirements for accepted development and assessment benchmarks for assessable development

Table 6.6.6:1 – Rural Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

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

Performance outcomes	Acceptable outcomes	Assessment
PO ₆ Wastewater generated on site is treated and disposed of in a sustainable manner.	AO _{6.1} Wastewater is treated and disposed of in accordance with the <i>Queensland Plumbing and Wastewater Code (QPW)</i> .	Not Applicable The proposed development is a boundary realignment and does not include a new Dwelling house.
PO ₇ The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development.	AO _{7.1} The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation. AO _{7.2} The dwelling is separated from an extractive industry by at least: (a) 500m from a hard rock extractive industry; (b) 200m from a sand and gravel extractive industry; and (c) 100m from a haul route. AO _{7.3} The dwelling is setback from site boundaries by 50m.	Not Applicable The proposed development is a boundary realignment and does not include a new Dwelling house.
Caretaker's Accommodation		
PO ₈ Development provides for the accommodation of a caretaker, and their family members, in a manner that: (a) does not compromise the productivity of use; (b) is safe and comfortable for the amenity residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{8.1} A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if at ground level, has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum ² area of 8m ² with minimum dimensions of 2.4m. AO _{8.2} No more than one (1) caretaker's accommodation is established per non-residential use.	Not Applicable The proposed development is a boundary realignment and does not include a new Dwelling house.

² Amended on 27 April 2018

Performance outcomes		Acceptable outcomes	Assessment
Noise Amenity			
PO ₉	The use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO _{9.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or nearby residential uses.	Not Applicable The proposed development is a boundary realignment and does not propose any built form.
Outdoor Lighting			
PO ₁₀	Outdoor lighting maintains the amenity of the surrounding area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{10.1} Outdoor lighting is restricted to low level security lighting only. AO _{10.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> .	Not Applicable The proposed development is a boundary realignment and does not propose any outdoor lighting.
Building Work (not associated with a Material Change of Use)			
PO ₁₁	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{11.1} Car parking is provided in accordance with the Transport, Access and Parking Code.	Not Applicable The proposed development is a boundary realignment and does not propose any Building Work.
PO ₁₂	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{12.1} No reduction of previously approved landscaping areas is to occur.	Not Applicable The proposed development is a boundary realignment and does not propose any Building Work.
PO ₁₃	Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{13.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ³	Not Applicable The proposed development is a boundary realignment and does not propose any Building Work.

³ Amended on 19 August 2016

Performance outcomes	Acceptable outcomes	Assessment
PO ₁₄ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{14.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO _{14.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.	Not Applicable The proposed development is a boundary realignment and does not propose any Building Work.

Table 6.6.6:2 – Rural Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Assessment
Cropping being Forestry		
PO ₁ Forestry is established, maintained and operated in a manner that protects the amenity of the locality.	AO _{1.1} Use of equipment and machinery and haulage associated with forestry is restricted to: (a) Monday to Saturday – 7:00 am - 7:00 pm; and (b) Sunday and Public Holidays – 8:00 am – 7:00 pm. AO _{1.2} Forestry does not occur on land having slopes steeper than 15%.	Not Applicable The proposed development is a boundary realignment and does not include Forestry.
PO ₂ Adverse consequences of road traffic from harvesting activities on the road network are avoided.	No acceptable outcome is nominated.	Not Applicable The proposed development is a boundary realignment and does not include Forestry.
PO ₃ Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	AO _{3.1} Land is not left in a disturbed and exposed condition, and is rehabilitated following harvesting. ⁴	Not Applicable The proposed development is a boundary realignment and does not include Forestry.

⁴ A program of progressive rehabilitation including re-establishing and stabilising drainage flow paths, mulching and spreading forest wastes not used for commercial purposes may be required.

Performance outcomes		Acceptable outcomes	Assessment
Uses			
PO ₄	The zone primarily accommodates rural activities and related ancillary uses or compatible uses consistent with the values and features of the zone including its rural production capacity, natural resources and scenic landscape amenity.	AO_{4.1} Uses which are consistent with the intent of the zone include: (a) rural activities; (b) dwelling house where associated with rural activities; (c) caretaker's accommodation; (d) emergency services; (e) home based business; (f) major electricity infrastructure; (g) nature-based tourism; (h) outstation; (i) rural works' accommodation; (j) substation; (k) transport depot (where in the Heinemann Road Transport Precinct); and⁵ (l) warehouse (where in the Heinemann Road Transport Precinct and for the overnight storage of trucks and other road transport vehicles and the temporary storage of goods awaiting reshipment). AO_{4.2} Uses which are inconsistent with the intent of the zone include: (a) business activities; (b) accommodation activities (other than dwelling houses and short-term accommodation); (c) entertainment activities; (d) industry activities other than rural industry and extractive industry activities and industries requiring isolation from urban areas; and (e) recreation activities.	Complies The proposed development is a boundary realignment and involves the adjustment of existing boundaries to create lots that are sufficient in area to accommodate Uses which are consistent with the intent of the Rural Zone.
PO ₅	Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.	Not Applicable The proposed development is a boundary realignment and does not include a rural industry.

⁵ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes	Assessment
PO ₆ Tourism and recreation related uses are established only where they are small in scale and are directly associated with rural production, natural resources and landscape amenity in the immediate vicinity.	No acceptable outcome is nominated.	Not Applicable The proposed development is a boundary realignment and does not include tourism or recreation related uses.
Rural Character		
PO ₇ Buildings are have a low rise, rural character.	AO _{7.1} Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level.	Not Applicable The proposed development is a boundary realignment and does not propose any built form.
PO ₈ Development does not unduly impact on the rural amenity and character of the locality, having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; and (c) the natural landform and avoidance of visual scarring; (d) noise, odour and other emissions.	No acceptable outcome is nominated.	Not Applicable The proposed development is a boundary realignment and does not propose any built form.
PO ₉ Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.	Complies The proposed development is a boundary realignment and will result in all lots maintaining frontage to a constructed road. Given the scale of the proposed development i.e. four (4) lots and substantial road frontages of the proposed lots, the existing road is considered to be sufficient in its capacity to accommodate the proposed lot frontages.
Rural Viability and Managing Conflicts		
PO ₁₀ Development does not restrict the ongoing operation or viability of nearby rural uses.	No acceptable outcome is nominated.	Complies The proposed development is a boundary realignment and will result in lots that are sufficient in area and width to ensure conflict does not occur with surrounding land. With the smallest lot maintaining an area of 42 hectares, future buildings and agriculture can be sited in a manner that does not restrict nearby rural uses.

Performance outcomes	Acceptable outcomes	Assessment
PO ₁₁ Development that may be sensitive to the spray drift, odour, noise, dust, smoke and ash potentially associated with agricultural activities is adequately separated or buffered to avoid significant conflict. ⁶	No acceptable outcome is nominated.	Complies The proposed development is a boundary realignment and will result in lots that are sufficient in area and width to ensure conflict does not occur with surrounding land.
Site Layout		
PO ₁₂ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation and biodiversity values is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.	Complies The proposed development is a boundary realignment that will remove additional boundaries from the natural drainage lines currently crossing Lots 17 & 18 RP23115. Access outcomes will be improved by the proposed realignment. Boundaries have been situated to maximise the retention of existing vegetation and follow key topographical features i.e. working with the contours. Hazards to people and property have been avoided where possible and a focus of the lot design proposed is to manage depth of the properties in a manner that provides substantial access to the road network in the event of a hazard arising.
Precincts		
PO ₁₃ Development in the 100ha Precinct: (a) does not involve the creation of additional lots smaller than 100ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and scenic landscape values of the land.	No acceptable outcome is nominated.	Complies The proposed development is a boundary realignment and will not involve the creation of additional lots smaller than 100 hectares. The two (2) smaller lots will be increasing in area from 5.4 hectares to 42 hectares and 6.6 hectares to 74.5 hectares respectively, to improve the productive capacity of lots that are currently limited due to their areas, lot design and location with regards to MacGinley Road. Importantly, one (1) of the lots greater than 100 hectares will not reduce to be smaller than 100 hectares. The realignment will maintain the natural and scenic landscape values of the land and this has been considered in the new lot boundary design.

⁶ To demonstrate compliance with this performance outcome, applicants should have regard to the SPP 1/92 Planning Guidelines: Separating Agricultural and Residential Land Uses.

Performance outcomes	Acceptable outcomes	Assessment
PO ₁₄ Development in the 200ha Precinct: (a) does not involve the creation of additional lots smaller than 200ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and landscape values of the land.	No acceptable outcome is nominated.	Not Applicable The proposed development is not within the 200ha Precinct.