



Gary Hayes & Partners

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**TOOWOOMBA
REGIONAL COUNCIL**

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22 September 2026

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

By Email Only: development@tr.qld.gov.au

Attention: Planning Division

To Whom It May Concern,

DEVELOPMENT APPLICATION (RAL – SUBDIVISION 1 LOT INTO 3 LOTS) – 3440 MILLMERRAN INGLEWOOD ROAD, CANNING CREEK – LOT 169 ON MH786.

Please find attached the following development application for a Development Permit for 3440 Millmerran Inglewood Road, Canning Creek, described as Lot 169 on MH786, for Reconfiguring a Lot (Subdivision 1 lot into 3 lots).

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
 - **Zone Codes:** Rural Zone, Extractive Industry Zone
 - **Overlay Codes:** Agricultural, Bushfire Hazard, Environmental Significance
 - **Development Codes:** Reconfiguring a Lot

This application is for an IMPACT assessment. Per the Toowoomba Regional Council Fees and Charges Schedule 2026/2027, the calculated application fee is [REDACTED]

SITE AND DEVELOPMENT DETAILS

Site Details	
Site Address	3440 Millmerran Inglewood Road, Canning Creek
Site Description	Lot 169 on MH786
Site Area	6,204,120m ² (620.412ha)
Proposed Development	Subdivide 1 lot into 3 lots for continued rural use
Assessment Manager:	Toowoomba City Council
Planning Scheme & Application Requirements	
Planning Scheme:	Toowoomba Regional Planning Scheme v28
Zone	- Rural Zone (200ha precinct) - Extractive Industry Zone
Overlays	- Environmental Significance Overlay - Bushfire Hazard Overlay - Agricultural Land Overlay
Relevant Codes	The full planning scheme, including: - Rural Zone Code - Extractive Industry Zone Code - Reconfiguring a Lot Code - Environmental Significance Overlay Code - Bushfire Hazard Overlay Code - Agricultural Land Overlay Code
Planning Scheme Definition (MCU only)	N/A
Application Type	Development Permit
Development Type	Reconfigure a Lot (Subdivision)

Assessment Level	Impact
State Planning & Referral	
Regional Plan	Darling Downs Regional Plan 2013
Areas of Regional Interest (DAMS)	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 A and B extract) • State Transport Corridor ○ State-controlled road • Areas within 25m of a State-controlled road ○ Area within 25m of a State-controlled road
State Referral	State Code 1 <i>Area within 25m of a State-controlled road</i> Note: State Code 16 (Native Vegetation Clearing) not triggered due to size of lots (all greater than 25ha)

PROPERTY IMAGERY



Figure 1: 3440 Millmerran Inglewood Road, Canning Creek (Aerial Photo Source: Queensland Globe)

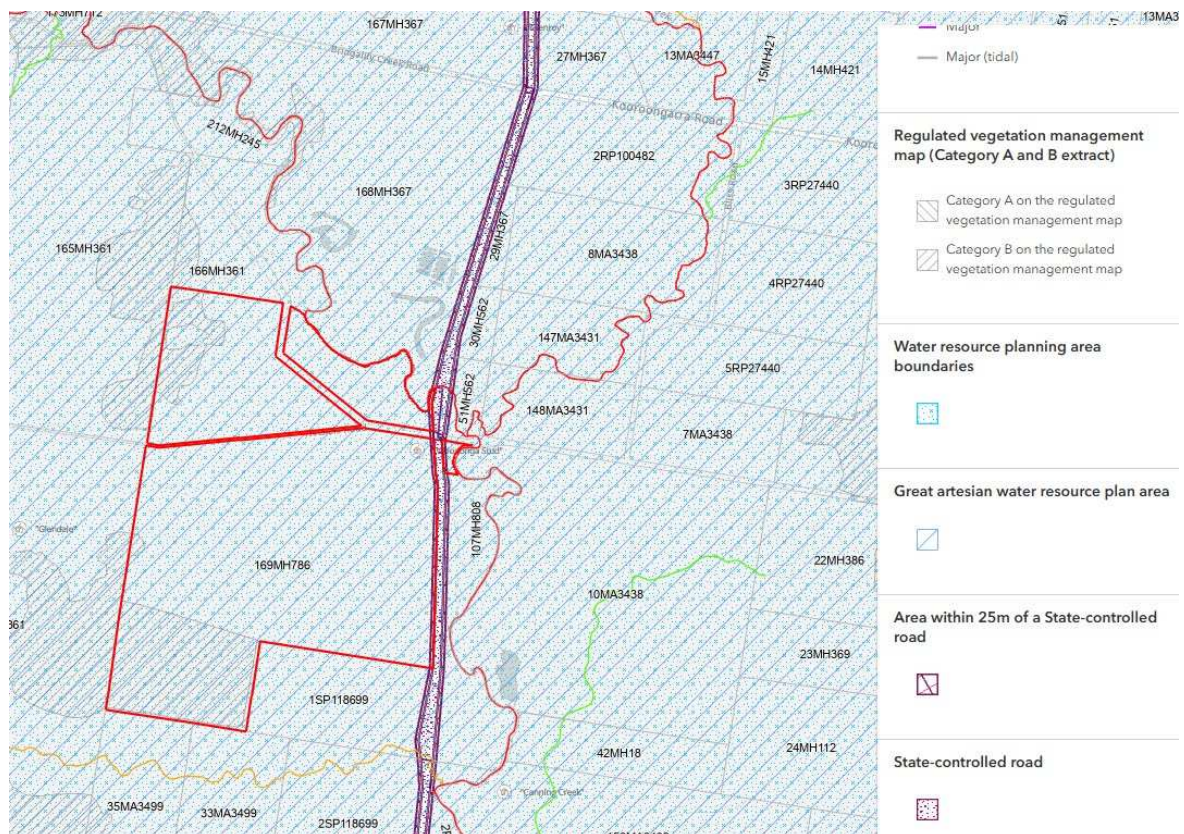


Figure 2: 3440 Millmerran Inglewood Road, Canning Creek (DAMS Overlays)

CURRENT USE



Figure 3: Property entry Heckels Road (Source: Google Maps)



Figure 4: Secondary entrance to western portion of the lot, south of Heckels Road (Source: Google Maps)



Figure 5: Entry to extractive resources portion of the property, north of Heckels Road (Source: Google Maps)

As shown in the aerial image of the site (Figure 1), the site comprises of one lot (169 on MH786) with primary access to the major farming area being on the Heckels Road frontage. Additionally, there is a main access point on Heckles Road for the extractive resources portion of the property.

The lot is in the Rural Zone (200ha Precinct) of the Toowoomba Regional Planning Scheme. It is situated approximately 30km south of Millmerran and 30km north of Inglewood. It is an irregular shape with relatively flat topography, with an area of 6,204,120m² (620.412ha).

The lot is currently used for crops and extractive industry (sand).

[illegible]

Figure 6: Proposed Subdivision

This development application proposes reconfiguring a lot (subdivision, 1 lot into 3 lots), with the intent being to contain. The Tables of Assessment in the Toowoomba Regional Planning Scheme indicate the application should be Impact Assessable. All lots are greater than 100ha and designed to best make use of the existing rural layout.

The intent is, in the future, to sell the greater portion of land (proposed lot 4), for continued rural use, and retain proposed Lot 5, for continued rural and living, and proposed lot 3, for continued rural and extractive industry use. There is no expectation that the current use will change if future sale occurs.

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
- Extractive Industry Zone Code
- Reconfiguring a Lot Code
- Agricultural Land Overlay Code
- Bushfire Hazard Overlay Code
- Environmental Significance Overlay Code

STATE REFERRAL

DAMS mapping and Planning Act 2017 Schedule 10 show the triggering of State-controlled Transport Corridor (State Code 1), due to Millmerran Inglewood Road being a State-controlled road. Whilst DAMS indicates that Native Vegetation is also triggered, it will not require referral for this as all lots exceed 25ha.

It is anticipated that State Referral will be required for this development, which will be confirmed by Toowoomba Regional Council as a part of confirmation that this application is properly made.

STRATEGIC FRAMEWORK

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

Strategic Framework Section	Comments / Response
3.3.1 Settlement Pattern – Strategic Outcomes	
(3) Toowoomba Regional Council area has a network of strong and dynamic towns. These towns support and service the needs and aspirations of the local communities and provide central place functions for their adjacent agricultural, manufacturing, Defence and extractive and mining industries. Population growth is directed towards the existing network of urban areas and towns rather than dispersed population growth throughout the rural area.	This subdivision includes a lot dedicated to providing extractive resources (sand) to other agricultural uses and communities.
3.3.9.1 Element – Rural Landscape – Specific Outcomes	
(4) The integrity, viability and productivity of agricultural land and the rural landscape are protected and maintained for agricultural purposes.	The proposed subdivision will consist of large lots (over 100ha, with the primary lot being over 250ha). There are no proposed changes to the use of the land and so the rural landscape will remain protected.
(5) 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 subdivided lots are designed to be large in size to ensure continued agricultural use (cropping). b. Whilst two of the lots are below 200ha, they are still over 100ha and so are suited to continued agricultural use rather than seeming fragmented. One of the smaller lots (proposed lot 3, north of Heckels Road) is designed to fit its allocation to the Extractive Industry Zone.
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	The subdivision is of a size and design that ensures each lot continues to be productive in either rural or extractive industry use. The subdivision of the land ensures that the area

Strategic Framework Section	Comments / Response
are protected and maintained for agricultural purposes.	of land allocated to Extractive Industry Zone is its own lot (proposed lot 3).
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 subdivision will create lot sizes suited to viable agricultural activities rather than lot sizes that attract rural residential use. The design also separates out the section of land assigned to Extractive Industry.
(3) The facilitation of viable farm units through the amalgamation of titles of small lot holdings within rural areas is encouraged.	Whilst this is subdivision rather than amalgamation, the lot sizes are suited to viable farming practices and extractive industry has been separated out.
3.6.5 Element – Natural economic resources	
(1) Extractive resources and associated haulage routes are protected and extraction only occurs where socio-economic benefits exist and where negative impacts on communities, agricultural land and other natural environmental values can be mitigated to acceptable levels.	The extractive industry portion of this subdivision provides sand to other agricultural uses and to communities (businesses etc). Agricultural land has been separated by this subdivision to protect it.
(2) This Region contains a portion of the Surat Basin which is currently undergoing an expansion in the mining, gas drilling and exploration activities. The regions resources include non-renewable resources and consist of minerals, coal, water, timber, gas and extractive resources (rock, sand and soil). Extractive and mineral resource sectors contribute to the local and global economies and communities. The location and impacts of mining will vary as resource information becomes available. However extractive industries can be planned and integrated into regional land use patterns.	The extractive industry portion of this subdivision provides / can provide sand to other agricultural uses and communities (businesses etc).

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 *generally* complies with the Rural Zone Code and its intent, with the following key details:

- **Buildings** – no buildings proposed as a part of this RAL application.
- **Existing Uses** – Land use will not change or increase in intensity, division of land only.
- **Division of Agricultural Land** – 200ha precinct, one lot does not comply with this, however is still or a large size (137ha) to ensure viable agriculture can continue.
- **Extractive Industry** – The northwest portion of the of the lot is already allocated as Extractive Industry. The existing boundaries (including gazetted roads) have been used to formally separate this land from the agricultural land.

Extractive Industry Zone Code

'The purpose of the Extractive Industry Zone Code is to provide for the extraction and/or processing of natural resources such as sand, gravel, quarry rock, clay and soil.

Development such as the storage, processing, treatment and transportation facilities may be provided in the Extractive Industry Zone where such development is ancillary to the resource extraction.

Key Resource Areas under the State Planning Policy December 2013, within the Region are protected from inappropriate development and are protected for future development optimal utilisation of the resource.'

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

- **Use** – No new use proposed, continue sand excavation use.
- **Combined** – Currently the lot is used for extractive (sand) and agriculture (crops). Agriculture will continue on this lot will continue until extractive need exceeds agricultural.
- **Impacts** – RAL separation of this lot will not create any negative impacts.
- **Separation Area** – not subject to this.

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 *generally* complies with the Reconfiguring a Lot Code and its intent, with the following key details:

- **Non-Compliances** – New lots are being created in the rural zone, one of which is under 200ha; however, each lot is of a large size that will ensure continued viability of agricultural activities.
- **Extractive Industry** – The extractive industry portion of the property is proposed to be its own lot, formally separated out from the agricultural portion of the property. The area exceeds the minimum 10ha for extractive industry.
- **Access** – All three lots have direct access to a sealed road (Heckels Road), with existing access points. There are no rear / hatchet lots.
- **Ecological Significance** – Lot design ensures areas of ecological significance are protected and kept within one lot.

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 *generally* complies with Agricultural Land Overlay Code and its intent, with the following key details:

- **Lot Size** – Agricultural lots are of a large size, suited to continued high capacity and viable agricultural activities.
- **Non-Compliance** – Lot sizes are large and suited to continued viable agricultural use; however, one of the agricultural lots does come in below the 200ha required.

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:

- **Buildings** – no new buildings proposed. Existing dwelling and buildings will continue to use water tanks already in place. All buildings are *not* situated near fire risk areas.
- **Accessible** – All lots easily accessible by fire and emergency services.
- **Firebreaks** – Firebreaks are in place around bushland on the property (does not share boundaries with bushfire risk areas).

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:

- **Lot Design** – lots are designed to ensure areas of ecological significance are contained within the one lot rather than split across lots.
- **Offset** – lot design, which leaves biodiversity areas untouched, ensures no offsets are required.

CONCLUSION

The assessment undertaken confirms that overall suitability of the proposed subdivision 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 (Subdivision 1 into 3 lots) Development Application.

Kindest regards,



Dani Logan
for Gary Hayes & Partners Pty Ltd

Agricultural Land Overlay Code (TRC)

Table 8.6.2.1 – Agricultural Land Overlay Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Response
PO ₁ Development does not reduce the productive capacity of the land or result in conflict with nearby rural uses.	No acceptable outcome is nominated.	Complies No change to use proposed. All lots well sized for viable, high capacity agricultural use.
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 No new use proposed. Existing agricultural (cropping) use to continue.
PO ₃ Reconfiguring lots on agricultural land does not result in allotment sizes that result in: (a) fragmentation of rural lands and loss of land to viable rural production; (b) conflict between farming and residential uses; or (c) loss of farming flexibility.	AO3.1 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 AO3.2 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.	Does Not Comply Proposed Lot 5 is less than 200ha. However, at 137ha is still a large enough size for continued viable, high output agricultural activities. There is no proposed change of agricultural use or design. The large size and viable nature means that 'fragmentation' of the agricultural land is minimal to nil. Proposed Lot 3 utilises existing boundaries, roads, use, and zoning (extractive industry) to dictate its size. Sizing suited to extractive industry.
PO ₄ Residential development in close proximity to agricultural land is located and designed in a manner that avoids its alienation.	PO4.1 Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable RAL only.
PO ₅ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	No acceptable outcome is nominated.	Not Applicable RAL only.

Bushfire Hazard Overlay Code (TRC)

Table 8.2.2.1 – Bushfire Hazard Overlay Code – Requirements for accepted development and assessment benchmarks for assessable development

Bushfire Hazard Overlay Code (TRC)

Performance outcomes	Acceptable outcomes	Response
General PO₁ Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.	AO_{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} 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.	AO1.1 Not Applicable AO1.2 Complies No proposed new buildings. Existing buildings will continue to use the water tanks currently in place.

Bushfire Hazard Overlay Code (TRC)

Performance outcomes	Acceptable outcomes	Response
	AO_{1.3} 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	Complies Existing buildings will continue to use water tanks already in place. No new buildings proposed.
PO₂ 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 premises.	Complies No new structures, buildings, or uses proposed as a part of this application. Medium Bushfire risk areas are not situated near buildings and dwellings (patchy medium risk around quarry and western / southwestern boundaries).
PO₃ 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 are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.	Complies All existing buildings and structures are not sited near bushfire risk areas (per PO2). No new structures or buildings proposed.

Bushfire Hazard Overlay Code (TRC)

Table 8.2.2.2 – Bushfire Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	Response
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 necessitate 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
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 m² 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. <i>Note for AO_{2.3}: The development application must include and comply with a comprehensive Bushfire Management Plan.</i>	Not Applicable

Bushfire Hazard Overlay Code (TRC)

PO ₃	Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.	AO _{3.1}	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 50m ² , 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 40m ² of the following: (g) All of the land; or (h) A building envelope designated on each lot; or (i) The centre of each lot, excluding access handles (where no building envelope is designated); and (j) 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	AO3.1 Not Applicable
		AO _{3.2}	Development outside a water supply area involving proposed or existing buildings with a combined gross floor area greater than 50m ² , 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.	AO3.2 Complies No proposed new buildings. Existing buildings will continue to use the water tanks currently in place.
		AO _{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	AO3.3 Complies Existing buildings will continue to use water tanks already in place. No new buildings proposed.

Bushfire Hazard Overlay Code (TRC)

Performance outcomes	Acceptable outcomes	Response
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
Reconfiguring a Lot and Material Change of Use		
PO ₅ Rural industries are established only where associated with rural production in the immediate vicinity.	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 Buildings and structures not situated near bushfire risk areas, exceeding requirement of setbacks. No rural industries proposed.
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: (a) fire fighting and other emergency vehicles; and (b) the evacuation of people in the event of an emergency.	AO _{6.1} The road design is capable of providing access for firefighting 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 All lots are accessible by at least one constructed, sealed road. All lots have existing crossovers and internal roads with 'open rural land' offering additional capability for fire service access and manoeuvring. Driveways, roads and land is generally relatively flat.

Bushfire Hazard Overlay Code (TRC)

Performance outcomes	Acceptable outcomes	Response
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.	AO7.1 Complies A firebreak already exists between agricultural land and bushland in the southwestern corner of the property (portions of which are medium bushfire risk). This has a minimum cleared width of 20m and formed road width of 6m. AO7.2 Not Applicable Lots do not share boundaries with bushfire risk areas. AO7.3 Complies AO7.4 Complies Bushland on the lots has clear breaks with access for bushfire response.

Environmental Significance Overlay Code (TRC)

Table 8.2.2.1 – Bushfire Hazard Overlay Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Response
Areas of Ecological Significance		
PO ₁ 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 Areas of ecological significance are contained within separate lots rather than being split between lots. Use is not proposed to change. No clearing or vegetation disturbance is proposed, required, or anticipated. This subdivision will not impact on areas ecological significance.
PO ₂ 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.	Complies Design of the lots ensures biodiversity areas will be untouched by this subdivision – no offsets required.
PO ₃ 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 No landscaping required or proposed.

Environmental Significance Overlay Code (TRC)

Performance outcomes	Acceptable outcomes	Response
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.	Not Applicable No biodiversity corridors identified on this property. As a whole, however, the subdivision will not hinder movement of fauna. Any fencing carried out will be agricultural fencing, which allows for wildlife 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.	Not Applicable No biodiversity corridors identified on this property
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.	Complies No operational or building works proposed as a part of this subdivision. Waterway and wetland areas are contained entirely within proposed lot 5, in the northern and eastern portions, which are naturally bounded by water ways and roads.
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 Subdivision only of rural land only, no buffer required.
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 Subdivision will not hinder or modify existing flows. Design of the lots prevents splitting of flows between lots.

Extractive Industry Zone Code (TRC)

Table 6.6.3:1 – Extractive Industry Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	Response
Caretaker's accommodation			
PO ₁	Development provides for the accommodation of a caretaker and their family members in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{1,1} 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 20m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum area of 8m² with minimum dimensions of 2.4m. AO _{1,2} No more than one (1) caretaker's accommodation unit is established.	Not Applicable
Building Work (not associated with a Material Change of Use)			
PO ₂	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 _{2,1} Car parking is provided in accordance with the Transport, Access and Parking Code.	Not Applicable
PO ₃	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{3,1} No reduction of previously approved landscaping areas is to occur.	Not Applicable
PO ₄	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 _{4,1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable
PO ₅	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{5,1} 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 _{5,2} 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

Extractive Industry Zone Code (TRC)

Table 6.6.3:2 – Extractive Industry Zone Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	Response
Uses			
PO ₁	The zone accommodates extractive industry and only those other uses that are compatible with the operation of extractive industry.	AO_{1,1} Uses which are consistent with the intent of the zone include: (a) caretaker's accommodation; (b) animal husbandry; (c) cropping; (d) extractive industry; (e) landing; (f) major electricity infrastructure; and (g) substation. AO_{1,2} Uses which are inconsistent with the intent of the zone include: (a) accommodation activities (other than caretakers accommodation); (b) business activities; (c) entertainment activities; (d) market; (e) recreation activities; and (f) industry activities.	Complies No new uses proposed. Existing use: sand extraction.
PO ₂	Development other than extractive industry does not reduce or preclude the potential for extractive industry on the land.	No acceptable outcome is nominated.	Complies Use of the land is combined extractive and agricultural, due to the property currently having two zone codes across one lot. The intent of this development is partly to put this section of the property (already separated from the rest by gazetted and sealed roads) as a standalone lot. It is intended that the agricultural use of the property will continue until such time as quarry expansion is required.
Effects of development			
PO ₃	Extractive industries are separated from accommodation activities (other than caretaker's accommodation) and other sensitive land uses to avoid potential for nuisance or complaint.	AO_{3,1} The resource/processing area of extractive industry is: (a) not located in the separation area set out in the State Planning Policy; and (b) is separated from accommodation activities (other than caretaker's accommodation) and other sensitive land uses: (i) 1,000m where extractive industry involves blasting or crushing (namely rock); and (ii) 200m for any other extractive industry;	Complies Per SPP mapping, the property is not subject to a separation area.

Extractive Industry Zone Code (TRC)

Performance outcomes	Acceptable outcomes	Response
PO₄ The design, operation and staging of the extractive industry use: (a) promotes the efficient extraction of economic resources; (b) minimises vibration, noise, dust, lighting and other impacts on the surrounding area; (c) protects the natural environment; and (d) results in optimal future land use and land form after extraction is completed.	No acceptable outcome is nominated.	Complies No new use proposed, nor an increase in usage. Current processes will continue as is.
PO₅ Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.	Complies No new use proposed. Development (formal division of the lot) will not create any negative health and safety impacts.
Haulage		
PO₆ The transportation of materials from the site occurs with minimal impacts upon the environment, the road system and premises along the haulage route.	AO_{6.1} The development has road access that: (a) is of a standard sufficient to carry traffic of the nature that the extractive industry use would be likely to generate; (b) does not cause adverse impacts on the premises along the haulage route, in particular due to the effects of dust and noise; and (c) does not compromise traffic safety in the area.	Complies No use development proposed or changing, only formal division of the lot. Nil impacts to traffic and safety.

Reconfiguring a Lot Code (TRC)

Table 9.4.5.1 – Reconfiguring a Lot Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	
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.	Does Not Comply AO1.1 Does Not Comply - This lot reconfiguration results in two new lots (1 lot into 3 lots subdivision). AO1.2 Complies – The existing full lot is listed as 'rural zone', however the northwest portion can also be seen to be, in TRC online mapping, extractive industry. This section of the property is proposed to be separated from the rest of the rural zone and will continue to be extractive industry use.  PO1 Response The division of this land has endeavoured to maintain large areas of viable land with direct access for each and a practical layout style suited to use layout. Intent is potential (undecided) future sale of land. No new activities or uses are proposed, with the land continuing use as it is currently. Proposed lot 3 is its own lot, despite being below 200ha, due to its extractive industry use and allocation. Proposed Lot 4 is the bulk of the agricultural (cropping) land and environmental significance. Proposed Lot 5 contains the existing dwelling and buildings and is the section of land along Millmerran Inglewood Road and non-extractive land north of Heckles Road. Whilst below 200ha, it is still of a size (137ha) that ensures the land is still highly viable for ongoing agricultural (cropping) use.

Reconfiguring a Lot Code (TRC)

Performance outcomes	Acceptable outcomes	
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; except where in the Rural Zone, have sealed vehicle crossovers; (c) have stormwater drainage for lots 4000m² or less: (d) (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 No additional infrastructure required for this subdivision. Being rural, the property is outside the water and sewer service catchment of TRC and so no infrastructure connections exist. The existing dwelling will continue to utilise the existing on-site provisions. No new crossovers are required for the subdivision, with all three proposed lots having existing access points from Heckels Road. All lots exceed 4000m².
PO₃ Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with all weather road access from the driveway crossover to the nearest formed road.	AO_{3.1} Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with a formed gravel road from the driveway crossover to the nearest formed road in accordance with SC6.2 PSP No.2 <i>Engineering Standards – Roads and Drainage Infrastructure.</i>	No new crossovers or accesses are required for the subdivision, with all three proposed lots having existing access points from Heckels Road that are currently in use.

Reconfiguring a Lot Code (TRC)

Performance outcomes		Acceptable outcomes									
Lot Sizes and Design											
PO₄ All new lots provide sufficient area, frontage and dimensions, and road access that enable their future development to achieve relevant outcomes in applicable Use, Zone, Overlay, and Other Development Codes in relation to: (a) dwellings, buildings and/or other structures (b) setbacks ; (c) landscaping; (d) on site car parking and vehicle access; (e) recreation areas (private open space); (f) cultural heritage and character streetscape values; (g) other design criteria. Editors note: <i>Setback considerations include solar access, privacy and amenity of residents and adjoining neighbours, on-site effluent disposal.</i> <i>A building envelope may demonstrate suitability to accommodate future development.</i>	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.	<table> <tr> <td>Quarry / Extractive Industry</td><td>10 ha.</td><td>No Acceptable Measure Prescribed</td><td>No Acceptable Measure Prescribed</td></tr> <tr> <td>200 hectare</td><td>200 ha.</td><td>250 m.</td><td>No Acceptable Measure Prescribed</td></tr> </table> Does Not Fully Comply Lots are generally rectangular unless otherwise impossible due to existing external boundary designs. All have frontages that meet the above requirements. Rural proposed lot 5 comes in below 200ha, however is designed to suit existing agricultural use and remains viable. The extractive industry section of the property (proposed lot 3) exceeds the minimum 10ha.		Quarry / Extractive Industry	10 ha.	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	200 hectare	200 ha.	250 m.	No Acceptable Measure Prescribed
Quarry / Extractive Industry	10 ha.	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed								
200 hectare	200 ha.	250 m.	No Acceptable Measure Prescribed								

Reconfiguring a Lot Code (TRC)

Table 9.4.5.2 – Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Master Planning			
PO ₁ Except where in the Rural Zone (other than where in the Heinemann Road Transport Precinct) Limited Development (Constrained Land) Zone, Community Facilities Zone, Open Space Zone or Recreation Zone, development: (a) occurs in a logical pattern and sequence; (b) is of a scale and density that facilitates an efficient land use pattern and facilitates a mix of lot sizes that provide for a range of residential dwelling choices; (c) is designed to create compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities; (d) creates a high quality streetscape and public open space network with connected public spaces and parks; (e) appropriately responds to constraints and natural values and mitigates any adverse impacts on areas of ecological significance; (f) is provided with all necessary infrastructure networks and is well serviced by community facilities; and (g) creates lots which are suitable for their intended use without requiring significant earthworks.	AO _{1.1} A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning	Not Applicable	

Reconfiguring a Lot Code (TRC)

Performance outcomes	Acceptable outcomes	
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.	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-alotment 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 (a) Existing electrical connection/s will remain wholly within their own lot. No other connections relevant to this property. Dwelling will continue to use on-site infrastructure. (b) No additional connections required for this development. (c) Crossovers available on all proposed lots. Rural – not sealed. (d) No lots under 4000m².
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.	<i>In partial fulfilment of the performance outcome:</i> AO_{3.1} A lot with an area of less than 450m² intended to be used for a dwelling house has a natural slope: (a) across the width of the lot not exceeding 10%; and (b) along the length of the lot not exceeding 5%.	AO3.1 – Not Applicable PO3 Response No new streets or infrastructure required for this RAL. (a) Lots are designed to suit natural topography, existing agricultural use, division by roads, and zoning (agriculture vs extractive). (b) New lots do not impact or change existing natural landscape and amenity. (c) Subdivision will not require clearing or earthworks. (d) Vegetation (environmental significance) contained within Lot 4 so will not be impacted. (e) Natural Drainage will not be impacted by the subdivision, contained within Proposed Lot 4. (f) Important habitat / ecological areas are confined to Proposed Lot 4 rather than being divided between lots. (g) Adequate buffering provided between eco areas and new boundaries. (h) Not applicable. (i) Not applicable.

Reconfiguring a Lot Code (TRC)

Performance outcomes	Acceptable outcomes	
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 Not for residential use.
PO₅ Reconfiguration avoids risk to human safety and the environment from natural hazards and contaminated land.	<i>In partial fulfilment of the performance outcome</i> AO_{5.1} Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.	Not Applicable Not contaminated land.
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.	Complies The development is integrated with the surrounding rural environment, with all lots rurally suitable and connected to centres (via all appropriate constructed roads).

Reconfiguring a Lot Code (TRC)

Performance outcomes		
Acceptable outcomes		
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 No new roads or streets required or proposed.
PO₈ Neighbourhood design and lot mix provides sufficient opportunities for community, retail, commercial and other uses to meet community needs, where this is consistent with the intended character of the zone or precinct in which the land is located and appropriate to the size of development.	No acceptable outcome is nominated.	Complies Rural Zone – lots suitable for viable rural use despite 1 lot being undersized for 200ha precinct. Extractive Industry Zone – Suited to the character, with balance of the lot not in use for extractive resources being used to agricultural activities, blending with surrounding uses.

Reconfiguring a Lot Code (TRC)

Performance outcomes		
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 Rural Zone
PO₁₀ Reconfigurations within the Low-medium Density Residential Zone achieve a residential density that makes efficient use of the land and associated physical infrastructure.	AO_{10.1} Reconfigurations in the Low-medium Density Residential Zone facilitate a minimum residential density of 30 dwellings per hectare.	Not Applicable Rural Zone
PO₁₁ Reconfigurations within the Principal Centre Zone, Major Centre Zone, District Centre Zone or Local Centre Zone ensure an integrated, orderly and efficient development outcome is 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 Rural Zone

Reconfiguring a Lot Code (TRC)

Performance outcomes	Acceptable outcomes	
Lot Sizes and Design		
PO ₁₂ Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes.	AO _{12,1} Lots in the Emerging Community Zone have the minimum area and frontage as shown in Table 9.4.5:4.	Not Applicable Rural Zone
PO ₁₃ In the Rural Zone, the productive capacity of rural land resources is protected from the reconfiguration of lots that facilitates inappropriate intensification of development in the zone.	AO _{13,1} Lots have a minimum area as shown in Table 9.4.5:4.	Does Not Comply Proposed Lot 5 is below the 200ha requirement; however, is still sized for viable agricultural activities. The existing use is not proposed to change and so will not result in an intensification of development in the zone.
Movement Network Design		
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 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Not Applicable No movement network design required.
PO ₁₅ The road network provides for convenient and safe movement between local streets and higher order roads.	AO _{15,1} The proposed road network complies with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Not Applicable No movement network design required.
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 No movement network design required.

Reconfiguring a Lot Code (TRC)

Performance outcomes	Acceptable outcomes	
PO ₁₇ Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.	AO _{17.1} Intersections and pedestrian and cyclist crossings are provided in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Not Applicable No movement network design required.
PO ₁₈ Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	AO _{18.1} Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Not Applicable No movement network design required.
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 No movement network design required.
PO ₂₀ The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.	AO _{20.1} Infrastructure is provided in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Not Applicable No movement network design required.
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 unininvited access opportunities into rear yards; and (g) not provide for visitor parking within the lane unless in specifically designated areas.	AO _{21.1} Rear lanes are designed in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Not Applicable No movement network design required.

Reconfiguring a Lot Code (TRC)

Performance outcomes	Acceptable outcomes	
PO₂₂ Development does not compromise the delivery of existing or future public transport routes and encourages a highly connected local street network that enables public transport to efficiently service the area without the need to 'repeat' a part of a route as part of the one trip.	AO_{22.1} Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.	Not Applicable No movement network design required.
Road Design		
PO₂₃ The geometric design features of each type of road: (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (d) ensure unhindered access by emergency vehicles.	AO_{23.1} Design of the roads comply with the SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.	Not Applicable No road required.
Pedestrian and Cyclist Facilities		
PO₂₄ A network of pedestrian and cycle ways is provided having regard to: (a) opportunities to link open space networks, and community facilities, including public transport stops, local activity centres and schools; (b) likely trip purpose; (c) topography; (d) cyclist and pedestrian safety; (e) cost effectiveness; (f) likely user volumes and types; (g) convenience; and (h) accessibility.	AO_{24.1} In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>. AO_{24.2} Footpaths and bikeways are provided in accordance with the <i>Austrorads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austrorads 2009m)</i>.	Not Applicable No cycling and pedestrian facilities required.

Reconfiguring a Lot Code (TRC)

Performance outcomes	Acceptable outcomes	
PO₂₅ The alignment of pedestrian paths and cycleways is designed so that they: (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) do not compromise the operation of or access to other infrastructure services; (d) are widened at potential conflict points; and (e) consider CPTED principles and disability access requirements.	No acceptable outcome is nominated.	Not Applicable No cycling and pedestrian facilities required.
PO₂₆ Safe street crossings are provided for pedestrians and cyclists across major roads.	AO_{26.1} Crossings and intersections are provided in accordance with SC6.3 PSP No 2 – <i>Engineering Standards – Roads and Drainage Infrastructure and Austroads Guide to Road Design Part 4: Intersections and Crossings: General.</i>	Not Applicable No cycling and pedestrian facilities required.
Public Transport		
PO₂₇ 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 No public transport
PO₂₈ Reconfiguration caters for the extension of public transport routes by locating the highest likely public transport 'trip generating' land uses in the vicinity of existing or potential public transport routes, where this is consistent with the intended character of the zone or precinct in which the land is located.	AO_{28.1} Except in the rural zone and the rural residential zone, at least 90% of proposed lots are within 400m safe walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.	Not Applicable No public transport
PO₂₉ Residential densities within walking distance of existing and potential public transport stations and routes are at levels that take advantage of the infrastructure where this is consistent with the intended character of the zone or precinct in which the land is located.	No acceptable outcome is nominated.	Not Applicable No public transport

Reconfiguring a Lot Code (TRC)

Performance outcomes		Acceptable outcomes	
Open Space Network			
PO ₃₀	Neighbourhood design and lot layout provides a balanced variety of park types, including: (a) small local parks, which are designed to: (i) provide a small open space setting for adjoining dwellings; (ii) incorporate and retain existing natural features; (iii) incorporate landscaping to assist in creating neighbourhood identity and way-finding; (b) neighbourhood parks, which are designed to: (i) be centrally located; (ii) support the local community's recreational needs; (iii) provide opportunities for community and special events; (c) lineal or corridor parks, which are designed to: (i) connect with existing or planned open space in the locality; (ii) incorporate pedestrian and cycle paths; (iii) protect significant natural features; (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 Plan.	Not Applicable Rural

Reconfiguring a Lot Code (TRC)

Performance outcomes	Acceptable outcomes	
PO₃₁ Where provision for a public park is required in Part 4 – Local Government Infrastructure Plan the design and lot layout provides for safe and secure, well distributed and located parkland that: (a) has passive surveillance by surrounding development; (b) is of a suitable size, shape and topography for its function; (c) is located on a suitable road; (d) is highly accessible to local communities; and (e) achieves an acceptable standard of flood immunity.	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 Rural
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 Rural
Amenity		
PO₃₃ Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses.	No acceptable outcome is nominated.	Complies Subdivision does not alter existing use and agricultural activity – no impact to any surrounding sensitive uses.
PO₃₄ The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of accommodation activities and sensitive land uses is protected.	No acceptable outcome is nominated.	Not Applicable Rural Complies Extractive Industry – existing use, no changes proposed, no impact on surrounding uses. RAL ensures zoning is within the 1 lot instead of part of a rural lot (as it is now).

Reconfiguring a Lot Code (TRC)

Performance outcomes		
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 Projection (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 Rural & Extractive
Acceptable outcomes		
Safety and Security		
PO ₃₆ The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates: (a) personal and property security; (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks.	AO _{36.1} The reconfiguration is designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i> .	Complies Reconfiguration does not alter existing safety and security capabilities.
Natural Values		
PO ₃₇ Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.	AO _{37.1} Development within a water supply area involving the creation of new lots 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 Not in a water supply area

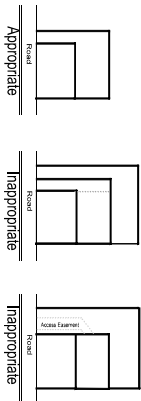
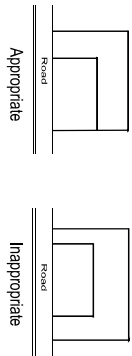
Reconfiguring a Lot Code (TRC)

Performance outcomes	Acceptable outcomes	
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 subdivision does not impact areas of ecological significance – it does not split these areas between multiple lots, instead ensuring that each area is contained to its own lot. No use changes proposed. This subdivision should have NO impact on the areas of ecological significance.
PO ₃₉ The layout of roads, driveways and other infrastructure avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors.	No acceptable outcome is nominated.	Not Applicable No new infrastructure proposed or required.
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.	AO40.1 - Not Applicable AO40.2 - Not Applicable PO40 – Complies. No new buildings proposed. Should dwellings or buildings be required in future, the large rural lots will support climate-responsive siting and design.
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.	Not Applicable No new services required for this RAL

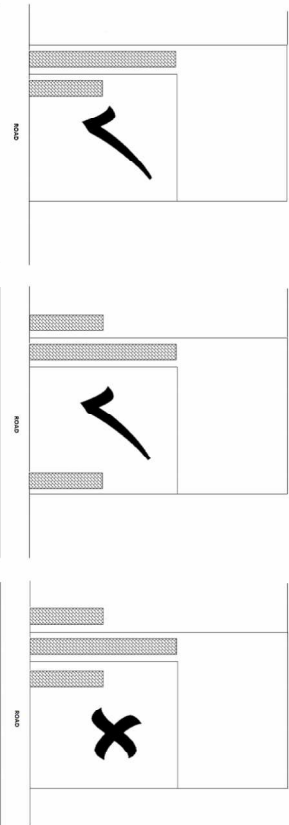
Reconfiguring a Lot Code (TRC)

Performance outcomes		Acceptable outcomes	
Noise Impacts			
PO ₄₂	Lots are of a suitable size and dimensions to facilitate adequate noise management.	AO _{42.1} Lots near a rail corridor or a regional arterial, sub-arterial or distributor roads are of sufficient size and depth to ensure that future dwellings are not exposed to road or rail noise greater than 63dB $L_{A10}(18hr)$. AO _{42.2} Where it is not practical to achieve the required noise levels through lot layout and design, noise attenuation barriers are utilised to achieve the required noise levels.	Complies Change of use not proposed or anticipated. Existing agricultural activities, noise levels, and management expected to continue. Nil impacts anticipated for this subdivision.
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.	Complies No noise attenuation measures required for this subdivision, however, should the requirement ever occur, it will be complied with.
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 Not volumetric

Reconfiguring a Lot Code (TRC)

Performance outcomes		Acceptable outcomes	
Hatchet Lots			
PO ₄₆	Lot reconfigurations only create hatchet lots as a means of increasing residential densities in within: (a) Walking catchments around centres offering a broad range of goods, facilities and services (being 800m around Major and 400m around District centres and designated Local centres within the centre hierarchy); (b) Land that benefits visually from high quality parkland; (c) Walking catchments around major non-industrial employment areas (land within 800m walk of 1000 or more non-industrial jobs); (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 No rear / hatchet lots
PO ₄₇	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 No rear / hatchet lots

Reconfiguring a Lot Code (TRC)

Performance outcomes		Acceptable outcomes	
PO ₄₈	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 No rear / hatchet lots
PO ₄₉	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 No rear / hatchet lots
Figure 3  One driveway within 6m of access strip One driveway with 6m of access strip Two driveways within 6m of access street			

Reconfiguring a Lot Code (TRC)

Performance outcomes		Acceptable outcomes	
PO ₅₀	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} (a) The site: 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 No rear / hatchet lots

Reconfiguring a Lot Code (TRC)

Performance outcomes		Acceptable outcomes	
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; land slope and major infrastructure items; 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 Rural	

Reconfiguring a Lot Code (TRC)

Performance outcomes		Acceptable outcomes											
PO ₅₂	The lots are located on a road that is appropriate to accommodate small lots.	AO _{52.1} Small lots are located in accordance with the following table: <table><tr><th>Proposed lot width</th><th>Vehicle Access Location</th></tr><tr><td>Lot width <10m</td><td>Laneway, Local or collector roads only</td></tr><tr><td>Lot width 10 – 12.4m</td><td>Laneway, Local or collector roads only</td></tr><tr><td>Lot width 12.5 – 14.9m</td><td>Laneway, Local, collector or distributor roads only</td></tr><tr><td>Lot width >15m</td><td>Laneway, Local, collector, distributor or sub-arterial roads only</td></tr></table>	Proposed lot width	Vehicle Access Location	Lot width <10m	Laneway, Local or collector roads only	Lot width 10 – 12.4m	Laneway, Local or collector roads only	Lot width 12.5 – 14.9m	Laneway, Local, collector or distributor roads only	Lot width >15m	Laneway, Local, collector, distributor or sub-arterial roads only	Not Applicable Rural
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 Rural										
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 Rural										

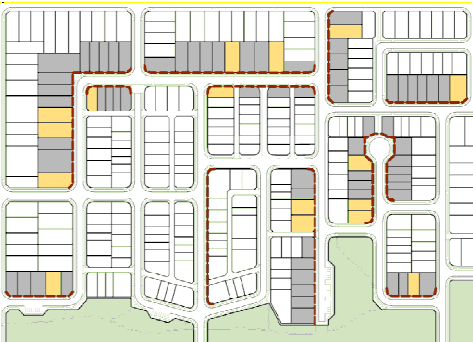
Reconfiguring a Lot Code (TRC)

Performance outcomes		Acceptable outcomes	
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 Not dual occupancy	

Figure 4

Each red line in this figure is an example of the extent of a street block.

No more than 20 percent of properties within the street block are designated for dual occupancy development.



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

Reconfiguring a Lot Code (TRC)

Performance outcomes		Acceptable outcomes		
PO ₅₆ Lots designated for Dual Occupancy development by lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone have an area, shape and dimensions suitable to accommodate their intended use.	AO _{56.1} (a) Lots designated for Dual Occupancy development: have a minimum area of 500m ² where in the Low-medium Density Residential Zone; or (b) have a minimum area of 700m ² 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 Not dual occupancy		

Rural Zone Code (TRC)

Table 6.6.6.3 – Rural Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	Response
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 No buildings proposed as a part of this RAL application.
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 No buildings proposed as a part of this RAL application.
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
Dwelling House			
PO ₄	Dwellings have safe, all weather road access.	AO _{4.1} Formed road access is provided to the dwelling.	Not Applicable No buildings proposed as a part of this RAL application.
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 No buildings proposed as a part of this RAL application.
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 No buildings proposed as a part of this RAL application.

Rural Zone Code (TRC)

Performance outcomes	Acceptable outcomes	Response
PO₇ 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 No buildings proposed as a part of this RAL application.
Caretaker's Accommodation		
PO₈ 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 16m² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum area of 8m² with minimum dimensions of 2.4m. AO_{8.2} No more than one (1) caretaker's accommodation is established per non-residential use.	Not Applicable No buildings proposed as a part of this RAL application.
Noise Amenity		
PO₉ 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 No buildings proposed as a part of this RAL application.
Outdoor Lighting		
PO₁₀ Outdoor lighting maintains the amenity of the surrounding area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO_{10.1} Outdoor lighting is restricted to low level security lighting only. AO_{10.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.	Not Applicable No outdoor lighting required for RAL application.

Rural Zone Code (TRC)

Performance outcomes	Acceptable outcomes	Response
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 _{1.1.1} Car parking is provided in accordance with the Transport, Access and Parking Code.	Not Applicable No building work proposed.
PO ₁₂ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{1.2.1} No reduction of previously approved landscaping areas is to occur.	Not Applicable No building work proposed.
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 _{1.3.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable No building work proposed.
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 _{1.4.1} 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 _{1.4.2} 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 No building work proposed.

Table 6.6.6.2 – Rural Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Response
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 No forestry use

Rural Zone Code (TRC)

Performance outcomes		Acceptable outcomes	Response
PO ₂	Adverse consequences of road traffic from harvesting activities on the road network are avoided.	No acceptable outcome is nominated.	Not Applicable No forestry use
PO ₃	Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	AO _{3,1} Land is not left in a disturbed and exposed condition, and is rehabilitated following harvesting.	Not Applicable No forestry use
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); and (l) warehouse (where in the Heinemann Road Transport Precinct and for the overnight storage of trucks and other road transport vehicles and the temporary storage of goods awaiting reshipment). 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.	Not Applicable No new use proposed as part of RAL.
PO ₅	Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.	Not Applicable No new use proposed as part of RAL.

Rural Zone Code (TRC)

Performance outcomes	Acceptable outcomes	Response
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 No new use proposed as part of RAL.
Rural Character		
PO ₇ Buildings 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 No buildings proposed as part of RAL
PO ₈ Development does not unduly impact on the rural amenity and character of the locality, having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; and (c) the natural landform and avoidance of visual scarring; (d) noise, odour and other emissions.	No acceptable outcome is nominated.	Complies Existing use is rural / agricultural. No changes proposed. No buildings proposed.
PO ₉ Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.	Not Applicable No new roads proposed or required.
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 Existing rural use (cropping) will not change. Subdivision of the property will not impact operation or viability of surrounding rural uses.
PO ₁₁ Development that may be sensitive to the spray drift, odour, noise, dust, smoke and ash potentially associated with agricultural activities is adequately separated or buffered to avoid significant conflict.	No acceptable outcome is nominated.	Not Application No new use proposed as a part of this RAL.

Rural Zone Code (TRC)

Performance outcomes		Acceptable outcomes	Response
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 Site layout of the 1 lot into 3 lots subdivision is such that it keeps the extractive resources portion of the property within its own lot. Division of the remaining agricultural land is designed to suit the existing agricultural layout and requirements. No new uses proposed that will cause any other negative impacts to the property or surrounds.
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.	Not Applicable

Rural Zone Code (TRC)

Performance outcomes	Acceptable outcomes	Response
PO₁₄ Development in the 200ha Precinct: (a) does not involve the creation of additional lots smaller than 200ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and landscape values of the land.	No acceptable outcome is nominated.	Does Not Fully Comply (a) Does Not Comply – Proposed Lot 3 is only 120ha – it has been purposely separated out that way utilising the existing gazetted road and Heckels Road to retain that section of property for continued extractive industry use. Proposed Lot 5 is 137ha and is the land inclusive of the balance north of Heckels Road, a small land parcel east of Millmerran Ingleswood Road, and approximately 75ha of land (including existing dwelling and buildings) along the western side of Millmerrin Ingleswood Road. This leaves proposed lot 4 as exceeding the criteria of 200ha (363.4ha) (b) Complies - Use of the land is not proposed to change from current use and the large lot sizes ensure continued productive capacity and viability. (c) Complies - The RAL will not impact existing natural and landscape values.