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Town Planning Report

1 FAIRWAY CRESCENT, MIDDLE RIDGE 4350

Town Planning Report

1 FAIRWAY CRESCENT, MIDDLE RIDGE 4350

- Development Permit for Reconfiguring a Lot for Subdivision (One (1) Lot into Two (2) Lots)

Assessable Development (Impact Assessment)

Prepared by Property Projects Australia Pty Ltd
Prepared for Paul David Thrush and Druscilla Grace Thrush

13 April 2026

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1. EXECUTIVE SUMMARY

Table 1 – Site Details

Applicant:	Paul David Thrush and Druscilla Grace Thrush C / - Property Projects Australia
Address of Site:	1 Fairway Crescent, Middle Ridge 4350 (“the subject site”) Refer to Figure 1
Property Description:	Lot 12 on RP197966
Area of Site:	4,788m ²
Land Owner:	Paul David Thrush and Druscilla Grace Thrush Refer to Appendix A
Regional Plan:	The subject site is located within the Urban Footprint of the South East Queensland Regional Plan 2023 (ShapingSEQ) and the Priority Living Area of the Darling Downs Regional Plan. Refer to Appendix A
Planning Scheme:	Toowoomba Regional Planning Scheme 2012 – Version 28 (“the planning scheme”)
Zone:	Rural Residential Zone Refer to Figure 2
Precinct:	RR1 4000m ² Minimum
Local Plan:	Not Applicable
Overlays:	<ul style="list-style-type: none"> ■ Airport Environs Overlay <ul style="list-style-type: none"> ○ 13km Wildlife Hazard Buffer Zone ■ Environmental Significance Overlay <ul style="list-style-type: none"> ○ Areas of Ecological Significance buffer
Proposal Overview:	This development application seeks a development approval for a subdivision to create two (2) new rural residential lots. Refer to Section 2 .
Aspects of Development:	<ul style="list-style-type: none"> ■ Development Permit for Reconfiguring a Lot for Subdivision (One (1) Lot into Two (2) Lots)
Category of Assessment:	<input checked="" type="checkbox"/> Impact Assessment
Public Notification :	The development application is required to be publicly notified for a minimum of fifteen (15) business days in accordance with s.53 of the Planning Act 2016.
Assessment Manager:	Toowoomba Regional Council

Referral Agency:

Not Applicable

Figure 1 – Context Plan – Proposed Site Layout



LEGEND:
— SUBJECT SITE - 1 FAIRWAY CRESCENT, MIDDLE RIDGE (LOT 12 ON RP197966)
- - - LINE OF SUBDIVISION

SCALE: NTS SOURCE: NEARMAP, QLD GLOBE
 THE CONTENT OF THIS DOCUMENT INCLUDES THIRD PARTY DATA. PROPERTY PROJECTS AUSTRALIA PTY LTD DOES NOT GUARANTEE THE ACCURACY OF SUCH DATA.



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Figure 2 - Context Plan - Planning Scheme



<p>LEGEND:</p> <ul style="list-style-type: none"> — SUBJECT SITE - 1 FAIRWAY CRESCENT, MIDDLE RIDGE (LOT 12 ON RP197966) --- LOCAL ROAD --- DISTRIBUTOR ROAD 	<ul style="list-style-type: none"> ● RURAL RESIDENTIAL ZONE ● LOW DENSITY RESIDENTIAL ZONE ● SPORT AND RECREATION ZONE 	<p>SCALE: NTS SOURCE: NEARMAP, QLD GLOBE THE CONTENT OF THIS DOCUMENT INCLUDES THIRD PARTY DATA. PROPERTY PROJECTS AUSTRALIA PTY LTD DOES NOT GUARANTEE THE ACCURACY OF SUCH DATA.</p>	<p>PPA PROPERTY PROJECTS AUSTRALIA</p>
<p>⌚</p>			<p>⌚</p>

2. DEVELOPMENT PROPOSAL

2.1. Overview

The subject site (4,788m²) is located at 1 Fairway Crescent, Middle Ridge, and is formally described as Lot 12 on RP197966. The subject site has approximately 65.0m of frontage to Fairway Crescent and approximately 70.0m of frontage of Stenner Street.

The subject site is currently utilised for residential purposes (dwelling house). It can be characterised as a large residential lot, with the Toowoomba Golf Club to the west and nearby to low density and rural residential land uses.

The subject site is located within the Rural Residential Zone (4000m² minimum precinct) and is affected by the Airport Environs Overlay and Environmental Significance Overlay. Areas within the Environmental Significance Overlay are limited to the Buffer Area along the northern boundary with minimal impacts proposed. All vegetation is located outside of the property boundary, within the road reserve.

Low density residential properties are located within the immediate vicinity of the site including opposite the site, fronting Stenner Street, with lot sizes varying from 500m² up to 900m². There are several sites within the vicinity that are also located within the mapped extent of the 4000m² Minimum Precinct of the Rural Residential Zone which are below 4,000m² in size.

The following information should be read in conjunction with the Proposal Plans provided at **Appendix B**

2.2. Proposed Development

The proposed development involves the subdivision of the existing lot to create two (2) residential lots. Access to Proposed Lot 1 will be provided via Stenner Street, while access to Proposed Lot 2 will be provided via Fairway Crescent, with the existing access arrangement retained.

Proposed Lot 1 will be generally rectangular in configuration and have an area of 780m², while Proposed Lot 2 will comprise the balance area of 4,008m². The existing dwelling house will be retained on Proposed Lot 2, and Proposed Lot 1 will remain vacant, with the capacity to accommodate a future residential use on site.

2.3. Infrastructure, Services and Assets

An overview of the proposed infrastructure services connections and stormwater management strategies are provided at **Table 2** below.

Table 2 – Infrastructure, Services and Assets

Aspect	Response
Water:	The proposed development will be connected to the existing reticulated water network along Fairway Crescent and Stenner

Aspect	Response
	<p>Street. Proposed Lot 2 will utilise the existing water meter connection whilst Proposed Lot 1 will require the establishment of a new water meter connection.</p> <p>A standard condition can be applied to ensure the proposed development is appropriately connected to this network.</p>
Sewer:	The proposed development will be connected to the existing sewer main along Stenner Street and the western boundary utilising an existing manhole in the north western corner.
Stormwater Quantity:	Proposed Lot 1 falls to the north-west, toward the kerb and channel on Stenner Street. To this end, stormwater will be directed to the road reserve, being a lawful point of discharge. The existing discharge arrangement for Proposed Lot 2 will be retained.
Stormwater Quality:	Where the proposed development does not result in six (6) or more new lots, the State Planning Policy does not apply.
Vehicle Access:	<p>Proposed Lot 1 will require a new vehicle access crossover to Stenner Street, whilst Proposed Lot 2 will utilise the existing vehicle access crossover currently in use.</p> <p>At ~10 metres, there is sufficient width between the two (2) street trees to Stenner Street to establish a standard residential crossover.</p>
Required Road Works:	The proposed development does not involve any road works, noting that both street frontages have established kerb and channel.
Electricity, Data and Telecommunications:	The proposed development will be provided with connection to existing electricity, data and telecommunications connections located along Fairway Crescent and Stenner Street.
Earthworks:	The proposed development does not involve any earthworks.
Street Tree	The proposed development has no adverse impact on any street trees. As above, at ~10 metres, there is sufficient width between the two (2) street trees on Stenner Street to accommodate a standard residential crossover that achieves compliance with P01 of the Transport, Access and Parking Code.

2.4. Proposed Lot Area

A summary of the proposed lot areas associated with the proposed subdivision is outlined in Table 5 below.

Lot	Area (m ²)
Proposed Lot 1	780m ²
Proposed Lot 2	4,008m ²

3. ASSESSMENT BENCHMARKS

3.1. Compliance with Assessment Benchmarks

The development application involves assessable development subject to impact assessment and, therefore, in accordance with Section 45 of the Planning Act 2016, the assessment of the development application must be carried out against:-

- the assessment benchmarks included in a categorising instrument;
- the matters prescribed at Part 4, Division 4 of the Planning Regulation 2017;
- as required, any other relevant matter.

3.1.1. State Planning Framework

A response to the State Government legislative framework is provided at **Appendix C**. The response demonstrates that the development application complies with all assessment benchmarks, however, applying the discretion to impact assessable development application and consider other relevant matters, the development advances the purpose of the Planning Act 2016.

3.1.2. Local Planning Framework

A response to the Local Government planning scheme is provided at **Appendix D**. The response demonstrates that the development application complies with all assessment benchmarks, however, applying the discretion to impact assessable development application and consider other relevant matters, the development advances the purpose of the Planning Act 2016.

4. KEY PLANNING MATTERS

The detailed assessment contained in the appendices demonstrates that the proposed development is consistent with the assessment benchmarks that are relevant to a development application which involves assessable development, subject to impact assessment.

The following section provides further discussion regarding key aspects of the proposed development and clearly demonstrates that the proposed development is, on balance, an appropriate development outcome.

4.1. Suitability of the Proposed Subdivision

The proposed development involves a rural residential subdivision, resulting in two (2) lots. Proposed Lot 1 will have an area of 780m², while Proposed Lot 2 will have an area of 4,008m².

Where the subject site is located within the 4,000m² Minimum Precinct of the Rural Residential Zone, the anticipated minimum lot size is 4,000m². Where the proposed development results in a lot with an area less than 4,000m², the proposed development does not achieve compliance with performance outcome P06 of the Rural Residential Zone Code and acceptable outcome A04.1 of the Reconfiguring a Lot Code and is required to achieve compliance with the overall outcomes of the Rural Residential Zone Code and performance outcome P04 of the Reconfiguring a Lot Code.

For reference, Overall Outcome 003 of the Rural Residential Zone Code and performance outcome P04 of the Reconfiguring a Lot Code are as follows:

Rural Residential Zone Code – Purpose 1

The purpose of the zone is to provide for residential development on large lots where Local Government infrastructure and services may not be provided and where the intensity of residential development is generally dispersed. Development for large residential lots provides for a range of residential housing styles to meet the needs of the community. Development maintains a semi-rural landscape character and expansion of these localities does not occur.

Rural Residential Zone Code – Overall Outcome 003

The overall outcomes for this precinct are:

- a. provide for a very low density residential character located accessible and near to urban areas; and
- b. facilitate lots with a minimum lot size of 4,000m².

Reconfiguring a Lot Code – Performance Outcome P04

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

In demonstrating compliance with the Purpose of the Rural Residential Zone code and P04 of the Reconfiguring a Lot Code, and in providing justification for suitability of the proposed development, the following key considerations are provided:

4.1.1. Consistency with Purpose Statement

The development is consistent with the Purpose of the Zone Code because:-

- Proposed Lot 1 addresses Stenner Street, where the land opposite is included within the Low Density Residential Zone. As it is adjacent to low density development and because it does not have frontage to Fairway Crescent, the allotment will not be a discordant element in the streetscape or impact the semi-rural landscape character of the allotments within the rural-residential zone, that extend eastward along Stenner Street.
- The proposed interface between Proposed Lot 1 and Proposed Lot 2 is comparable to the existing interface at 41 and 43 Stenner Street, which are included in the Rural Residential Zone and Low Density Residential Zone, respectively.
- The subject site has access to all Local Government infrastructure, including sewer, water and stormwater (kerb and channel) and is identified as being within all five (5) Local Government infrastructure service catchments. To this end, the development complies with the purpose of the zone code given the zone code requires 'large lots' to be developed where infrastructure and services may not be provided. That is, where services are available, the need to maintain larger lot sizes is only to align with prevailing streetscape character. In this instance, the prevailing streetscape character is not impacted given Proposed Lot 1 is at the westernmost extent of the Rural Residential Zone and is opposite land in the low-density residential zone.

4.1.2. Consistency with Development in Local Area

While the proposed development involves a lot size of 780m², being under the minimum lot size requirement, the proposed development is compatible with other development in the locality. In particular, the site adjoins land zoned within the Low Density Residential Zone, opposite Stenner Street (**Figure 3**).

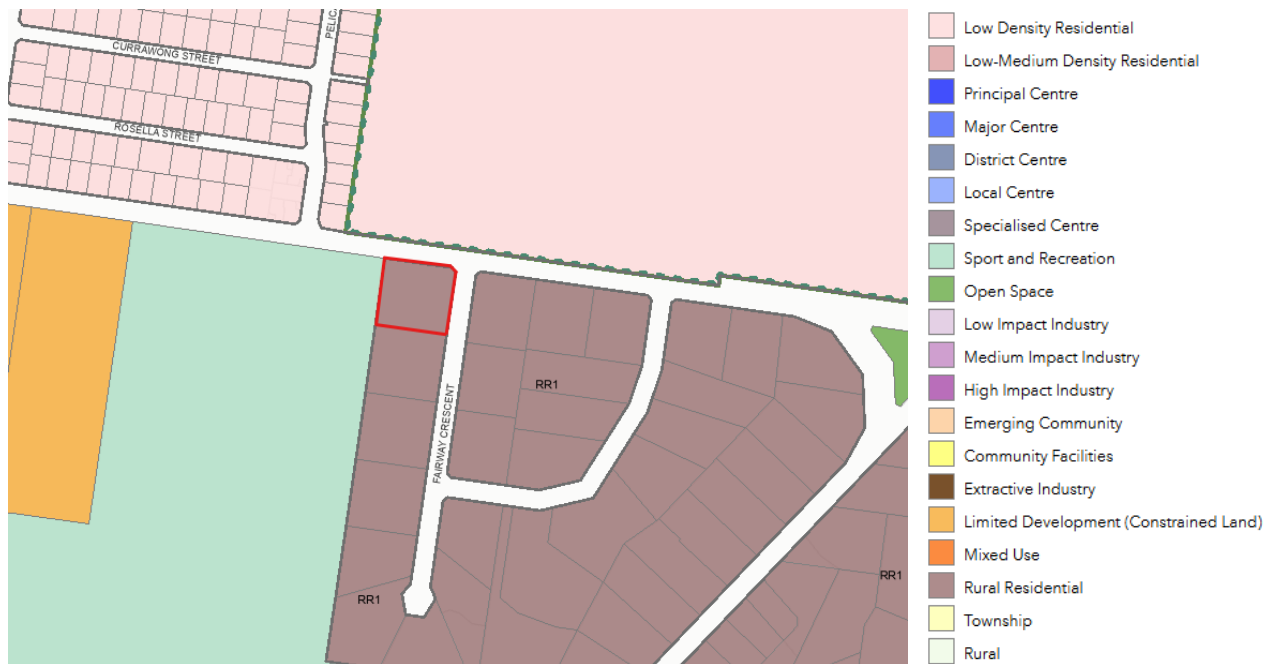


Figure 3 – Zoning

Source – Toowoomba Regional Council

It is also highlighted that several surrounding sites located within the mapped extent of the 4000m² Minimum Precinct of the Rural Residential Zone do not meet the minimum lot requirement and confirm the low density residential landscape of neighbouring land uses. These examples being, but not limited to:

- 10 Fairway Crescent, Middle Ridge (2,640m²)
- 186 Rowbotham Street, Middle Ridge (1,351m²)
- 188 Rowbotham Street, Middle Ridge (1,487m²)
- 190 Rowbotham Street, Middle Ridge (1,650m²)
- 192 Rowbotham Street, Middle Ridge (2,520m²)
- 214 Rowbotham Street, Middle Ridge (3,174m²)
- 5 Coolibah Court, Middle Ridge (1,607m²)
- 2 Flagstone Creek Road, Middle Ridge (3,518m²)

4.1.3. Access

Proposed Lot 1 will be accessed via Stenner Street, whereas, Proposed Lot 2 will maintain the existing access arrangement, being via Fairway Crescent (**Figure 4** and **Figure 5**).

The two (2) street trees on Stenner Street (**Figure 5**) are separated by approximately 10 metres. As such, there is sufficient width available to accommodate a standard residential crossover between the two (2) trees that is capable of being a minor encroachment within the Notional Root Zone (NRZ) and, to this end, complying with P01 of the Transport, Access and Parking Code.



Figure 4 – Existing Access Point via Fairway Crescent
Source – Google Streetview



Figure 5 – Access Point for Proposed Lot 1 via Stenner Street
Source – Google Streetview

4.1.4. Local Government Infrastructure Plan

Generally, lots within the Rural Residential Zone have limited access to council infrastructure under the Local Government Infrastructure Plan (LGIP). Overall outcome 002(a) states:

002(a) The overall outcomes sought for the zone code are as follows:

- a. the development of large residential lots with limited provision of infrastructure and services is facilitated within this zone only;

The subject site, however, has access to five (5) networks, including sewer service. This is consistent with the surrounding area and neighbouring lots. However not with other rural residential lots in the broader area. This is considered appropriate for a one (1) into two (2) lot subdivision despite being under the threshold stated in Table 9.4.5.4 as the lot size has access to appropriate service connections.

In consideration of Section 4.1.1, Section 4.1.2, Section 4.1.3 and Section 4.1.4 above, it is considered the proposed development results in an outcome that is consistent with surrounding established development pattern and is capable of being accessed and services appropriately, and as intended, being for low density residential purposes.

4.2. Environmental Significance

The subject site is partially affected by the Areas of Ecological Significance Buffer along the northern boundary (**Figure 6**).



Figure 6 – Ecological Significance Overlay
Source – Toowoomba Regional Council

The proposed development will not have any adverse impact on any significant vegetation due to the small scale nature and where most protected vegetation is located within the road reserve (Stenner Street) and will not be impacted by the subdivision.

As above, the separation distance between the two (2) street trees to Stenner Street is approximately ten (10) metres. As such, there is sufficient width to accommodate a standard residential crossover to Stenner Street whilst remaining a 'minor encroachment' within the Notional Root Zone of the two (2) trees.

A response to the Environmental Significance Overlay Code is provided at **Appendix E**.

4.3. Other Relevant Matters

In addition the matters above which establish compliance with the planning scheme provisions, there are other relevant matters that should be considered by Council in assessing the development application, which include:-

- Absence of Impacts – Proposed Lot 1, at the westernmost point of the Rural Residential Zone at this location, will not generate adverse impacts that would impact surrounding landowners. In particular, as a residential use, it will not generate acoustic, traffic or other off-site impacts that would differ to the impacts generated by the surrounding residential land uses.

- Efficient use of infrastructure and services - The subject site is mapped within the five (5) local government service catchments. Creating an additional residential lot, without impact the prevailing streetscape character, represents the logical and efficient use of existing infrastructure networks.

- Well Located - The subject site is well located, with access to recreation, educational and convenience retail services all within an 800 metre walking distance.

5. CONCLUSIONS AND RECOMMENDATION

This town planning report has been prepared by Property Projects Australia Pty Ltd on behalf of Paul David Thrush and Druscilla Grace Thrush (“the applicant”) in support of a development application lodged over land located at 1 Fairway Crescent, Middle Ridge 4350 being more formally described as Lot 12 on RP197966.

Specifically, this development application seeks a development approval for the following aspect:-

- Development Permit for Reconfiguring a Lot for Subdivision (One (1) Lot into Two (2) Lots)

As the development application is subject to impact assessment, a broad discretion is applied to the assessment of this development application. In applying this discretion, it is submitted that the development application is, on balance, in the public interest and a logical land use planning outcome which, having regard to fundamental planning principles, will advance the purpose of the Planning Act 2016.

The proposed development is recommended for approval, subject to reasonable and relevant conditions.

APPENDIX A

Application Documentation and Searches

Prepared by:

Property Projects Australia Pty Ltd

APPENDIX B

Proposal Plans

Prepared by:

Property Projects Australia

APPENDIX C

State Planning Assessment

Prepared by:

Property Projects Australia Pty Ltd

Table 3 - Response to State Assessment Benchmarks / Matters

Matter / Benchmark	Response
Prohibited Development:	The development is not prohibited development, as established giving consideration to all relevant instruments which can provide prohibitions under the Planning Act 2016 and Planning Regulation 2017. Therefore, the applicant has the right to make a development application under Section 50 of the Planning Act 2016.
Schedule 9 and Schedule 10 of the Planning Regulation 2017:	The referral requirements under the Planning Regulation 2017 have been reviewed. Based on this review, the development application is not required to be referred to a referral agency.
Regional Plan (ShapingSEQ 2023)	The subject site is located within the Urban Footprint of the South East Queensland Regional Plan 2023 (ShapingSEQ). The proposed development involves reconfiguration of a lot for an urban purpose, being a residential use. This is consistent with the designations of the Urban Footprint.
Darling Downs Regional Plan	The Darling Downs Regional Plan is identified at section 2.2 of the planning scheme as having been appropriately integrated. Where compliance is achieved with the planning scheme, compliance is achieved with the regional plan. No further consideration against this assessment benchmark is warranted in this instance.
State Planning Policy ("SPP"):	<p>The subject site is mapped as being affected by the following interests under the State Planning Policy:</p> <ul style="list-style-type: none"> ■ Natural Hazards Risk and Resilience <ul style="list-style-type: none"> ○ Flood Hazard Area – Local Government Flood Mapping Area ○ Bushfire Prone Area ■ Agriculture <ul style="list-style-type: none"> ○ Agricultural Land Classification – Class A and B <p>As identified at Section 2.1 of the planning scheme, the interests under the SPP are not appropriately integrated into the planning scheme and, therefore, a detailed assessment is provided below:-</p> <ul style="list-style-type: none"> ■ <u>Natural Hazards Risk and Resilience:</u> The subject site is not identified on Council’s Flood Hazard Overlay as being affected by flooding. Additionally, the site contains minimum vegetation onsite and the new lot is positioned on a cleared portion of the site, therefore the risk of bushfire is not increased. Therefore, no further assessment against this state interest is warranted.

Matter / Benchmark	Response
	<ul style="list-style-type: none"> <li data-bbox="628 255 1393 591">■ <u>Agriculture:</u> The subject site is mapped as agricultural land classification – class A and B. This is not considered accurate in terms of surrounding landscape and lot sizes as the subject site is not large enough to accommodate any agricultural activities and the surrounding lots are low density residential and sport and recreation (golf course). Therefore, no further assessment against this state interest is warranted.
Temporary State Planning Policy:	The development application is not currently affected by a Temporary State Planning Policy.
The Designation for a Designated Premises:	The premises are not the subject of a designation.
Lawful Use of Premises or Adjacent Premises:	The proposal will not impact on the lawful use of adjoining premises or the subject site.
Common Material:	<p data-bbox="628 904 1393 1128">The development application involves assessable development subject to impact assessment and, therefore, a properly made submission may be made to the assessment manager during the public notification period. Any submissions will be considered at the end of the public notification period.</p> <p data-bbox="628 1144 1393 1218">We note that no infrastructure agreement applies to the premises.</p>

APPENDIX D

Local Planning Assessment

Prepared by:

Property Projects Australia Pty Ltd

Table 4 - Category of Assessment

Aspect of Development	Category of Assessment	Assessment Benchmark
Rural Residential Zone		
Reconfiguring a Lot	<p>Table 5.6:1 Assessable Development - Impact Assessment If, any other reconfiguring a lot not listed in this table.</p>	<p>The Planning Scheme, including:</p> <ul style="list-style-type: none"> ■ Rural Residential Zone Code ■ Reconfiguring a Lot Code ■ State Planning Policy (July 2017) Appendix 2 - Stormwater Management Design Objectives
Overlays		
Airport Environs Overlay	<p>Table 5.10:1 No Change</p>	Airport Environs Overlay Code
Environmental Significance Overlay	<p>Table 5.10:1 No Change</p>	Environmental Significance Overlay Code

Table 5 - Response to Local Assessment Benchmarks / Matters

Assessment Benchmark	Response
Rural Residential Zone Code	An assessment against the acceptable outcomes and performance outcomes of the Rural Residential Zone code has been undertaken at Appendix E .
Airport Environs Overlay Code	The proposed development involves a subdivision of the site and does not involve the introduction of any built form. As such, the proposal has not potential to adversely impact on airport operations, or to be inappropriately impacted by airport operations. Therefore, no detailed assessment against the Airport Environs Overlay Code is warranted in this instance
Environmental Significance Overlay Code	An assessment against the acceptable outcomes and performance outcomes of the Environmental Significance Overlay Code has been undertaken at Appendix E .
State Planning Policy (July 2017) Appendix 2 - Stormwater Management Design Objectives.	This item is not relevant to the assessment of the proposed development, where the

Assessment Benchmark	Response
	proposed subdivision involves the creation of less than six (6) residential lots.
Reconfiguring a Lot Code	An assessment against the acceptable outcomes and performance outcomes of the Reconfiguring a Lot Code has been undertaken at Appendix E .
Temporary Local Planning Instrument	
<p>Not Applicable</p> <p>The site is not affected by a Temporary Local Planning Instrument.</p>	
Local Government Infrastructure Plan	
<p>The subject site is located within the Priority Infrastructure Area (PIA) and is serviced by five (5) networks. The proposal does not conflict with any planned works or result in any inappropriate levels of demand. As such, the proposed development is considered to be compatible with the Local Government Infrastructure Plan.</p>	

APPENDIX E

Code Response Tables

Prepared by:

Property Projects Australia Pty Ltd

6.6.7 Rural Residential Zone Code

6.6.7:1 Rural Residential Zone Code – Requirements for Accepted Development and Assessment Benchmarks for Assessable Development

Performance Outcomes	Acceptable Outcomes	Response
ANIMAL HUSBANDRY AND CROPPING USES		
Not Applicable		The proposed development does not involve animal husbandry or cropping land uses.
DWELLING HOUSE		
Not Applicable		The proposed development does not involve the introduction of dwelling houses over the site.
CARETAKER'S ACCOMMODATION		
Not Applicable		The proposed development does not involve the introduction of a caretaker's accommodation over the site.
NON-RESIDENTIAL USES – SCALE OF UWHERE INVOLVING AN EXISTING BUILDING		
Not Applicable		The proposed development does not involve non residential uses.
NON-RESIDENTIAL USES – NOISE AMENITY		
Not Applicable		The proposed development does not involve non residential uses.
NON-RESIDENTIAL USES – PRIVACY AND SCREENING		
Not Applicable		The proposed development does not involve non residential uses.
NON-RESIDENTIAL USES – OUTDOOR LIGHTING		

Not Applicable

The proposed development does not involve non residential uses.

NON-RESIDENTIAL USES – IMPACT ON ROAD NETWORK

Not Applicable

The proposed development does not involve non residential uses.

BUILDING WORK (NOT ASSOCIATED WITH A MATERIAL CHANGE OF USE)

Not Applicable

The proposed development does not involve any building work.

6.6.7:2 Rural Residential Zone Code – Assessment Benchmarks for Assessable Development

Performance Outcomes	Acceptable Outcomes	Response
USES		
P01 The zone accommodates very low density forms of housing and other small-scale uses that service the day to day needs of local residents.	A01.1 Uses which are consistent with the intent of the zone include: (a) animal husbandry; (b) child care centre; (c) community residence; (d) cropping; (e) dwelling house; (f) emergency services; (g) health care services; (h) home based business; (i) major electricity infrastructure;	Not Applicable (A01.1) The proposed development is for a subdivision and does not introduce a new use.

	<p>(j) roadside stall; (k) rural works' accommodation; (l) shop; (m) substation; (n) veterinary services; and (o) recreation activities where for small scale outdoor sport and recreation uses.</p>	
	<p>A01.2 Uses which are inconsistent with the intent of the zone include: (a) business activities (other than those listed in A01.1); (b) rural activities (other than animal husbandry, cropping and roadside stalls); (c) entertainment activities; (d) industry activities; and (e) recreation activities (other than small scale outdoor sport and recreation).</p>	<p>Not Applicable (A01.2) The proposed development is for a subdivision and does not introduce a new use.</p>
<p>P02 Non-residential uses: (a) provide for the day to day needs of the immediate rural residential community and do not undermine the viability of nearby centres; (b) have access to all necessary infrastructure and services;</p>	<p>A02.1 No acceptable outcome is nominated</p>	<p>Not Applicable (P02) The proposed development is for a subdivision and does not introduce a new use.</p>

<p>(c) are of a nature that is compatible with the semi-rural and low intensity residential character of the zone;</p> <p>(d) are in buildings of a scale that is consistent with the surrounding rural residential area; and</p> <p>(e) do not unduly detract from the amenity of nearby residences.</p>		
<p>SITE LAYOUT</p>		
<p>P03</p> <p>The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <p>(a) any hazards to people or property are avoided;</p> <p>(b) any earthworks are minimised;</p> <p>(c) the retention of natural drainage lines is maximised;</p> <p>(d) the retention of existing vegetation is maximised;</p> <p>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</p> <p>(f) there is adequate buffering, screening or separation to adjoining development.</p>	<p>A03.3</p> <p>No acceptable outcome is nominated.</p>	<p>Complies (P03)</p> <p>The proposed subdivision responds sensitively to the natural topography of the site by proposing two (2) lots which are consistent with the current landscape. Both lots have a suitable area for development, involving no earthworks, retaining natural drainage lines and vegetation (where possible) and providing adequate buffer / separation area between lots.</p>

AMENITY		
P04 Development maintains a high level of residential amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	P04.1 No acceptable outcome is nominated.	Not Applicable (P04) The proposed development does not involve any building work.
STABLES		
P05 Stables do not adversely affect the health and safety of residents of the site or adjoining premises and do not unduly impact on the amenity of the local area.	A05.1 No horse is stabled closer than 15m to a residential building on an adjoining lot.	Not Applicable (P05) The proposed development does not introduce any stables.
	A05.2 Wastes are collected and disposed of daily.	
	A05.3 All food/waste holding areas and receptacles are contained and covered.	
PRECINCTS		
P06 Development in the 4,000m ² precinct: (a) does not require the creation of lots smaller than 4,000m ² ; and (b) maintains a very low density residential character.	A06.1 No acceptable outcome is nominated.	Complies (P06) Refer to Section 4.1 of the Town Planning Report prepared by Property Projects Australia.
P07 Development in the 1ha precinct:	A07.1 No acceptable outcome is nominated.	Not Applicable (P07) The subject site is not located within the 1 ha precinct

<p>(a) does not require the creation of lots smaller than 1ha;</p> <p>(b) maintains the semi-rural character; and</p> <p>(c) is subservient to and integrates with the natural or rural landscape.</p>		
<p>P08</p> <p>No acceptable outcome is nominated.</p>	<p>A08.1</p> <p>No acceptable outcome is nominated.</p>	<p>Not Applicable (P08)</p>
<p>P09</p> <p>Effluent generated by a development is capable of being treated and disposed of on site.</p>	<p>A09.1</p> <p>No acceptable outcome is nominated</p>	<p>Complies (P09)</p> <p>The proposed development can be connected to an existing sewer main on Stenner Street.</p>

9.4.5 – Reconfiguring a Lot Code

9.4.5:1 Reconfiguring a Lot Code – Requirements for Accepted Development and Assessment Benchmarks for Assessable Development

Performance Outcomes	Acceptable Outcomes	Response
<p>P01</p> <p>The lots resulting from the rearrangement of boundaries does not contribute to:</p> <p>(a) the proliferation of lots of rural land fragmentation; or</p> <p>(b) the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site</p>	<p>A01.1</p> <p>No additional lots are created by the rearrangement of boundaries.</p> <hr/> <p>A01.2</p> <p>The resulting lots from rearranging boundaries are contained entirely within a single zone.</p>	<p>Not Applicable (P01)</p> <p>The proposed development does not involve a boundary realignment.</p>
<p>P02</p> <p>Lots resulting from rearrangement of boundaries do not require any new or additional infrastructure connections, or modification of existing connections.</p>	<p>A02.1</p> <p>All lots resulting from rearrangement of boundaries:</p> <p>(a) retain all existing connections to water, sewer, electricity and other infrastructure wholly within the lot they serve;</p> <p>(b) do not require additional infrastructure connections or augmentation of existing connections;</p> <p>(c) except where in the Rural Zone, have sealed vehicle crossovers;</p> <p>(d) have stormwater drainage for lots 4000m² or less:</p>	<p>Not Applicable (P02)</p> <p>The proposed development does not involve a boundary realignment.</p>

	(e) connected to adequately sized inter-allotment drainage; or (f) that drains the entirety of each lot independently without fill to the kerb and channel or swale of the road frontage	
P03 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.	A03.1 Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with a formed gravel road from the driveway crossover to the nearest formed road in accordance with SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure	Not Applicable (P03) The proposed development does not involve a boundary realignment.
LOT SIZES AND DESIGN		
P04 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;	A04.1 All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4.	Complies (P04) The proposed development results in two (2) lots which are provided with sufficient area, frontage, dimensions and road access to enable the future development of a dwelling house. Refer to Section 4.1 of the Town Planning Report prepared by Property Projects Australia.
	A04.2 Where in the Low Medium Density Residential Zone development for lots 450m ² or less in area are capable of accommodating a	Not Applicable (A04.2) The subject site is not located in the Low Medium Density Residential Zone.

<p>(g) other design criteria.</p>	<p>rectangular building envelope with area and dimensions for:</p> <p>(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;</p> <p>(b) private open space and recreation areas;</p> <p>(c) vehicle access and on-site car parking in accordance with the Transport, Access and Parking Code</p>	
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9.4.5:2 Reconfiguring a Lot Code – Assessment Benchmarks for Assessable Development

Performance Outcomes	Acceptable Outcomes	Responses
<p>P01</p> <p>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:</p> <p>(a) occurs in a logical pattern and sequence;</p> <p>(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;</p>	<p>A01.1</p> <p>A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning.</p>	<p>Not Applicable (P01)</p> <p>The proposed development does not involve or require a master plan.</p>

<p>(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;</p> <p>(d) creates a high quality streetscape and public open space network with connected public spaces and parks;</p> <p>(e) appropriately responds to constraints and natural values and mitigates any adverse impacts on areas of ecological significance;</p> <p>(f) is provided with all necessary infrastructure networks and is well serviced by community facilities; and</p> <p>(g) creates lots which are suitable for their intended use without requiring significant earthworks</p>		
GENERAL		
<p>P02</p> <p>The layout of streets, lots and infrastructure gives the locality a strong and positive identity by:</p> <p>(a) responding to site characteristics, settings, landmarks, places of cultural heritage significance and views;</p>	<p>Where included in a local plan:</p> <p>A02.1</p> <p>Neighbourhood design and lot layout is consistent with the requirements of any local plan.</p> <p>All other circumstances:</p> <p>No acceptable outcome provided</p>	<p>Complies (P02)</p> <p>The proposed development does not involve any new streets, however, ensures that lots and infrastructure respond to existing site characteristics.</p>

<p>(b) creating legible and interconnected movement and open-space networks;</p> <p>(c) locating community, retail, commercial and public transport facilities at focal points within convenient, safe and direct walking distance for residents/users; and</p> <p>(d) providing connections to existing facilities, services and movement networks in the surrounding area.</p>		
<p>P03</p> <p>The layout of streets, lots and infrastructure responds appropriately to environmental features of the site or locality by:</p> <p>(a) following the natural topography;</p> <p>(b) protecting and promoting views of landscape features, significant ridgelines, mountains, hills, rocky outcrops or other geological formations;</p> <p>(c) minimising the need for earthworks;</p> <p>(d) minimising vegetation loss and/or fragmentation;</p> <p>(e) maintaining natural drainage features and floodways;</p> <p>(f) maintaining important wildlife corridors and habitat areas;</p>	<p>In partial fulfilment of the performance outcome:</p> <p>A03.1</p> <p>A lot with an area of less than 450m² intended to be used for a dwelling house has a natural slope:</p> <p>(a) across the width of the lot not exceeding 10%; and</p> <p>(b) along the length of the lot not exceeding 5%.</p>	<p>Not Applicable (A03.1)</p> <p>The proposed development does not result in lots less than 450m² in size.</p>

<p>(g) providing for adequate buffering of (d), (e) and (f);</p> <p>(h) protecting and maintaining areas of indigenous cultural significance; and</p> <p>(i) connecting streets and open space to existing streets and open space on adjoining land as necessary for the orderly development of the precinct.</p>		
<p>P04</p> <p>Street blocks and lot types are generally rectilinear and arranged to provide:</p> <p>(a) an efficient neighbourhood pattern, that supports walking cycling and public transport use;</p> <p>(b) the highest densities are located around open space, amenity features or other focal points; and</p> <p>(c) a mix of lot sizes which provide a wide choice in affordable and accessible housing and achieve streetscape variety</p>	<p>In partial fulfilment of the performance outcome</p> <p>A04.1</p> <p>Subdivision involving the creation of lots for residential use ensures lots within the block are arranged so that:</p> <p>(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);</p> <p>(b) there are no more than eight (8) narrow frontage (less than 15m) lots in a row;</p> <p>(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</p> <p>(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);</p>	<p>Complies (P04)</p> <p>The proposed development involves the creation of lots for residential purposes in a logical manner given the context of the site. The subdivision will create two (2) allotments which contribute to the efficient neighbourhood pattern and support active and public transport use.</p>

	<p>A04.2 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.</p> <p>A04.3 Street blocks fronting local streets do not exceed 100m in length.</p>	
<p>P05 Reconfiguration avoids risk to human safety and the environment from natural hazards and contaminated land</p>	<p>In partial fulfilment of the performance outcome A05.1 Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions</p>	<p>Not Applicable (A05.1) The subject site is not identified as containing any contamination. Refer Appendix A.</p>
<p>P06 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;</p>	<p>A06.1 No acceptable solution is nominated.</p>	<p>Complies (P06) The proposed reconfiguration is designed to integrate with the surrounding low density and rural landscape with similar lot sizes located adjacent to Stenner Street.</p>

<p>(c) provision for shared use of public facilities;</p> <p>(d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and</p> <p>(e) connections to centres.</p>		
<p>P07</p> <p>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:</p> <p>(a) create an attractive and legible environment with a clear character and identity;</p> <p>(b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance;</p> <p>(c) enhance safety and comfort, and meet user needs;</p> <p>(d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour;</p> <p>(e) assist integration with the surrounding environment;</p> <p>(f) maximise infiltration of stormwater runoff; and</p>	<p>A07.1</p> <p>No acceptable solution is nominated</p>	<p>Not Applicable (P07)</p> <p>The proposed development does not involve the creation of a new street.</p>

<p>(g) minimise maintenance costs through:</p> <ul style="list-style-type: none"> 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. 		
<p>P08</p> <p>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.</p>	<p>A08.1</p> <p>No acceptable outcome is nominated.</p>	<p>Complies (P08)</p> <p>The proposed development does not impact on the opportunity for mixed community, retail, commercial or other uses to be developed where the site is located in the Rural Residential Zone, which is intended for residential development.</p>
<p>P09</p> <p>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:</p> <p>(a) Traditional: A traditional lot caters for large dwelling houses, typically on lots with a frontage of up to 20m and</p>	<p>A09.1</p> <p>Reconfigurations incorporate the lot types identified in the performance outcome as follows:</p> <ul style="list-style-type: none"> (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 	<p>Not Applicable (P09)</p> <p>The subject site is not situated within the Low Medium Density Residential Zone or the Emerging Community Zone.</p>

<p>depth of 30m to 32m for single storey dwelling houses and 25m for two (2) storey dwelling houses.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>		
<p>P010 Reconfigurations within the Low-medium Density Residential Zone achieve a</p>	<p>A010.1 Reconfigurations in the Low-medium Density Residential Zone facilitate a minimum</p>	<p>Not Applicable (A010.1) The subject site is not situated within the Low Medium Density Residential Zone.</p>

residential density that makes efficient use of the land and associated physical infrastructure	residential density of 30 dwellings per hectare.	
P011 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.	A011.1 No acceptable outcome is nominated	Not Applicable (P011) The subject site is not situated within the Principal Centre Zone, Major Centre Zone, District Centre Zone, or Local Centre Zone.
LOT SIZES AND DESIGN		
P012 Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes	A012.1 Lots in the Emerging Community Zone have the minimum area and frontage as shown in Table 9.4.5:4.	Not Applicable (A012.1) The subject site is not situated within the Emerging Community Zone.
P013 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	A013.1 Lots have a minimum area as shown in Table 9.4.5:4	Not Applicable (P013) The site is not located within the Rural Zone.
MOVEMENT NETWORK DESIGN		
P014	A014.1	Complies (P014) The proposed development does not involve the creation of a new street / road.

<p>The street and road network has a clear structure, with roads that conform to their function in the network, having regard to:</p> <ul style="list-style-type: none"> (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 	<p>The street and road network is consistent with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p>	<p>The proposed development will be accessed via existing road networks and these will not be altered by any aspect of the proposed reconfiguration.</p>
<p>P015</p> <p>The road network provides for convenient and safe movement between local streets and higher order roads.</p>	<p>A015.1</p> <p>The proposed road network complies with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p>	<p>Complies (A015.1)</p> <p>The proposed reconfiguration does not involve the creation of a new street / road.</p>
<p>P016</p>	<p>A016.1</p> <p>No acceptable outcome is nominated</p>	<p>Not Applicable (P016)</p>

Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport)		The proposed reconfiguration does not involve the creation of a new street / road.
P017 Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport	A017.1 Intersections and pedestrian and cyclist crossings are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable (A017.1) The proposed development does not introduce any new intersections, pedestrian or cyclist crossings as part of the subdivision given the rural residential context of the site.
P018 Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads	A018.1 Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure	Complies (A018.1) The proposed development will maintain the existing access arrangement via Fairway Crescent to Proposed Lot 2, while Proposed Lot 1 will be provided access via Stenner Street. A standard condition can be applied to ensure the proposed development achieves compliance with the relevant requirements.
P019 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.	A019.1 On-street parking is provided in accordance with the Transport, Access and Parking Code	Complies (A019.1) Due to the small scale nature of this subdivision, the provision for on street car parking is not provided. However, parking is available along Fairway Crescent and Stenner Street, if required.
P020	A020.1	Complies (P020) The proposed development does not involve a new movement network or any modifications to

<p>The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure</p>	<p>Infrastructure is provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</p>	<p>the existing movement network. Existing infrastructure is sufficient and will be maintained.</p>
<p>P021 Rear lanes are designed to:</p> <ul style="list-style-type: none"> (a) provide enough width to enable safe and efficient vehicle movement, including service vehicles; (b) have either a straight or T configuration and not be dead ends or cul-de-sacs; (c) enable easy and safe access into and out of garages without using doors that open into the lane; (d) not create a more direct through-route alternative for vehicles than the adjoining street network; (e) ensure rear yards of properties can be fenced for security; (f) ensure any rear boundary treatment or tree planting does not create concealed recesses or provide uninvited access opportunities into rear yards; and (g) not provide for visitor parking within the lane unless in specifically designated areas 	<p>A021.1 Rear lanes are designed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</p>	<p>Not Applicable (A021.1) The proposed development does not involve rear lanes.</p>
<p>P022</p>	<p>A022.1</p>	<p>Not Applicable (A022.1)</p>

<p>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'</p>	<p>Street networks in new developments are designed to accommodate the movements of a 14.5m long bus</p>	<p>The proposed development does not involve the construction of a new road.</p>
<p>ROAD DESIGN</p>		
<p>P023 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.</p>	<p>A023.1 Design of the roads comply with the SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p>	<p>Not Applicable (P023) The proposed reconfiguration does not involve the creation of a new street / road.</p>
<p>PEDESTRIAN AND CYCLIST FACILITIES</p>		
<p>P024 A network of pedestrian and cycle ways is provided having regard to: (a) opportunities to link open space networks, and community facilities,</p>	<p>A024.1 In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p>	<p>Not Applicable (P024) The provision of pedestrian and cycle ways is not associated with the proposed subdivision given the rural residential context of the site.</p>

<p>including public transport stops, local activity centres and schools;</p> <p>(b) likely trip purpose;</p> <p>(c) topography;</p> <p>(d) cyclist and pedestrian safety;</p> <p>(e) cost effectiveness;</p> <p>(f) likely user volumes and types;</p> <p>(g) convenience; and</p> <p>(h) accessibility.</p>	<p>A024.2</p> <p>Footpaths and bikeways are provided in accordance with the Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m)</p>	
<p>P025</p> <p>The alignment of pedestrian paths and cycleways is designed so that they:</p> <p>(a) allow for the retention of trees and other significant features;</p> <p>(b) maximise the visual interest provided by views and landmarks where they exist;</p> <p>(c) do not compromise the operation of or access to other infrastructure services;</p> <p>(d) are widened at potential conflict points; and</p> <p>(e) consider CPTED principles and disability access requirements.</p>	<p>A025.1</p> <p>No acceptable outcome is nominated.</p>	<p>Not Applicable (P025)</p> <p>The provision of pedestrian and cycle ways is not associated with the proposed subdivision given the rural residential context of the site.</p>
<p>P026</p> <p>Safe street crossings are provided for pedestrians and cyclists across major roads</p>	<p>A026.1</p> <p>Crossings and intersections are provided in accordance with SC6.3 PSP No 2 – Engineering Standards – Roads and Drainage Infrastructure</p>	<p>Not Applicable (A026.1)</p> <p>The proposed development does not create a major road and does not warrant a crossing over an existing major road.</p>

	and Austroads Guide to Road Design Part 4: Intersections and Crossings: General.	
PUBLIC TRANSPORT		
P027 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	A027.1 No acceptable outcome is nominated	Complies (P027) The proposed reconfiguration does not adversely impact on the future expansion of public transport routes / infrastructure.
P028 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	A028.1 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 (A028.1) The subject site is situated within the Rural Residential Zone.
P029 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	A029.1 No acceptable outcome is nominated.	Not Applicable (P029) Accessing public transport stations / routes via walking is not consistent with the intended character of the Rural Residential Zone.
OPEN SPACE NETWORK		
P030	A030.1	Not Applicable (A030.1)

<p>Neighbourhood design and lot layout provides a balanced variety of park types, including:</p> <p>(a) small local parks, which are designed to:</p> <ul style="list-style-type: none"> 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; <p>(b) neighbourhood parks, which are designed to:</p> <ul style="list-style-type: none"> i. be centrally located; ii. support the local community's recreational needs; iii. provide opportunities for community and special events; <p>(c) lineal or corridor parks, which are designed to:</p> <ul style="list-style-type: none"> 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; 	<p>The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Local Government Infrastructure Plan</p>	<p>The provision of public parks is not consistent with the intended character of the Rural Residential Zone and is not identified for the subject site under the Local Government Infrastructure Plan.</p>
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<p>v. provide for other recreational needs when not flooded; and</p> <p>(d) natural parkland areas which:</p> <p>i. retain locally significant wetlands, remnant vegetation and habitat for fauna;</p> <p>ii. continue ecological corridors and linkages to areas outside of the neighbourhood;</p> <p>iii. maintain important landscape and visual quality values.</p>		
<p>P031</p> <p>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:</p> <p>(a) has passive surveillance by surrounding development;</p> <p>(b) is of a suitable size, shape and topography for its function;</p> <p>(c) is located on a suitable road;</p> <p>(d) is highly accessible to local communities; and</p> <p>(e) achieves an acceptable standard of flood immunity.</p>	<p>A031.1</p> <p>The public park meets the requirements of section 4.5.5 of the planning scheme.</p> <hr/> <p>A031.1</p> <p>The public park meets the standards identified in Table 9.4.5:3</p>	<p>Not Applicable (P031)</p> <p>No public park is required for the site under the Local Government Infrastructure Plan.</p>
<p>P032</p>	<p>A032.1</p>	<p>Not Applicable (P032)</p>

<p>Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> (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 	<p>No acceptable outcome is nominated</p>	<p>No public park is required for the site under the Local Government Infrastructure Plan. The provision of additional parkland is not necessary given the zoning of the site.</p>
<p>AMENITY</p>		
<p>P033 Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses</p>	<p>A033.1 No acceptable outcome is nominated</p>	<p>Not Applicable (P033) The proposed development does not impact nearby incompatible uses.</p>
<p>P034 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</p>	<p>A034.1 No acceptable outcome is nominated</p>	<p>Not Applicable (P034) The proposed development does not involve any industrial or commercial uses.</p>

activities and sensitive land uses is protected.		
<p>P035</p> <p>Where reconfiguring a lot on land in the Lowmedium 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</p>	<p>A035.1</p> <p>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:</p> <p>(a) the indoor noise objectives set out in the Environmental Projection (Noise) Policy 2008 are met; and</p> <p>(b) the air quality objectives in the Environmental Protection (Air) Policy 2008, are met through the use of measures such as:</p> <ul style="list-style-type: none"> 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. 	<p>Not Applicable (A035.1)</p> <p>The subject site is situated within the Rural Residential Zone but is not within 250m of Medium Impact Industry Zoned land or within 500m of High Impact Industry Zoned Land.</p>
SAFETY AND SECURITY		
P036	A036.1	Complies (P036)

<p>The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates:</p> <ul style="list-style-type: none"> (a) personal and property security; (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks 	<p>The reconfiguration is designed in accordance with Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland.</p>	<p>The reconfiguration does not promote crime, vandalism and / or anti social behaviour.</p>
<p>NATURAL VALUES</p>		
<p>P037</p> <p>Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible</p>	<p>A037.1</p> <p>Development within a water supply area involving the creation of new lot/s is connected to council's reticulated water supply system and a water supply outlet located within a road reserve is within 40M of the following:</p> <ul style="list-style-type: none"> (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 	<p>Complies (A037.1)</p> <p>The proposed development will be provided with appropriate connections to existing water supply services for firefighting purposes, as required.</p> <p>A standard condition can be applied to ensure compliance.</p>
<p>P038</p> <p>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</p>	<p>A038.1</p> <p>No acceptable outcome is nominated</p>	<p>Complies (P038)</p> <p>The negligible area of ecological significance buffer is identified along the northern boundary of the site. This will not have any impact on the subdivision or any</p>

		future development on the site as majority of the mapped buffer is within the road reserve.
P039 The layout of roads, driveways and other infrastructure avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors	A039.1 No acceptable outcome is nominated	Not Applicable (P039) Waterways, wetlands, habitat area and / or ecological corridors are not identified within the subject site.
CLIMATIC RESPONSE		
P040 The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design	In partial compliance with the performance outcome: A040.1 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. A040.2 Where they are proposed, built-to-boundary walls are located on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot	Complies (P040) The proposed development incorporates lot sizes and orientations that can facilitate the development of buildings which can be designed to conserve non renewable energy sources.
SERVICES		
P041	A041.1	Complies (P041)

<p>Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that:</p> <p>(a) is efficient;</p> <p>(b) minimises risk of adverse environmental or amenity related impacts;</p> <p>(c) promotes total water cycle management and the efficient use of water resources; and</p> <p>(d) minimises whole of life cycle costs for that infrastructure</p>	<p>No acceptable outcome is nominated</p>	<p>The subject site is serviced by all council infrastructure and can be provided in a safe and effective manner that reduces environmental impacts and costs.</p>
<p>NOISE IMPACTS</p>		
<p>P042</p> <p>Lots are of a suitable size and dimensions to facilitate adequate noise management.</p>	<p>A042.1</p> <p>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 LA10(18hr).</p> <p>A042.2</p> <p>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.</p>	<p>Complies (P042)</p> <p>Fairway Crescent is a Local Road under Council's Road Hierarchy and is not associated with high volumes of traffic and given the scale of the subdivision will not cause high noise levels</p> <p>Stenner Street is a Distributor Road under Council's Road Hierarchy. It is also not associated with high volumes of traffic and the scale of proposed lots is sufficient to ensure adequate noise management.</p> <p>The subject site is not mapped as being affected by a Transport Noise Corridor.</p>
<p>P043</p>	<p>A043.1</p>	<p>Not Applicable (P043)</p>

<p>Noise attenuation measures:</p> <p>(a) are compatible with the local streetscape;</p> <p>(b) minimise whole of life cycle costs where they are to be located on or adjacent to public land or common property; and</p> <p>(c) are designed to discourage crime and anti-social behaviour, having regard to:</p> <ul style="list-style-type: none"> 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 	<p>No acceptable outcome is nominated</p>	<p>Noise attenuation measures are not associated with the proposed subdivision.</p>
<p>AIR QUALITY</p>		
<p>P044</p> <p>Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts</p>	<p>A044.1</p> <p>No acceptable outcome is nominated</p>	<p>Not Applicable (P044)</p> <p>There are no sources of adverse air quality or impacts in proximity to the subject site.</p>
<p>ADDITIONAL REQUIREMENTS FOR VOLUMETRIC SUBDIVISION</p>		
<p>Not Applicable</p> <p>The proposed subdivision does not involve a volumetric subdivision.</p>		
<p>HATCHET LOTS</p>		

Not Applicable

The proposed subdivision does not result in the creation of any hatchet lots.

RECONFIGURATIONS CREATING LOTS LESS THAN 450M² IN AREA IN A RESIDENTIAL ZONE

Not Applicable

The proposed subdivision does not result in the creation of any lots that are less than 450m² in size.

RECONFIGURATIONS FACILITATING DUAL OCCUPANCY DEVELOPMENT

Not Applicable

The proposed subdivision is not associated with the provision dual occupancy development.

8.5.1 Environmental Significance Overlay Code

8.5.1:1 Environmental Significance Overlay Code – Assessment Benchmarks for Assessable Development

Performance Outcomes	Acceptable Outcomes	Response
AREAS OF ECOLOGICAL SIGNIFICANCE		
<p>P01</p> <p>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.</p>	<p>A01.1</p> <p>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.</p> <p>OR</p> <p>Where impacts on areas of ecological significance shown on the Environmental Significance Overlay Maps cannot be avoided, they are minimised by:</p> <ul style="list-style-type: none"> (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 	<p>Complies (P01)</p> <p>The subject site is only located within the ecological significance buffer overlay and, still the impacts are negligible with most of the mapping situated within the road reserve along Stenner Street.</p> <p>No disturbance is proposed as part of the reconfiguration</p> <p>Refer to Section 4.2 of the Town Planning Report prepared by Property Projects Australia.</p>

	(d) maintaining areas of ecological significance in patches of greatest possible size and with the smallest possible edge to area ratio.	
P02 Development optimises biodiversity outcomes by prioritising the location of environmental offsets within identified biodiversity corridors.	A02.1 Biodiversity offsets designed to counterbalance development impacts on areas of ecological significance are delivered consistent with the Queensland Government Environmental Offsets Policy 2008 and other applicable biodiversity/environmental offset policies.	Not Applicable (P02) The subject site is not associated with identified biodiversity corridors.
P03 Landscaping complements biodiversity values by incorporating the following elements into the landscaping design: (a) native plants of local origin; (b) or 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 understory vegetation; and (d) no declared noxious plants, weeds or invasive plants likely to displace native flora species or degrade fauna habitat.	A03.1 No acceptable outcome is nominated	Complies (P03) Due to the nature of the proposed subdivision, landscaping is not required.
P04	A04.1	Not Applicable (P04)

<p>Movement of fauna is facilitated within and through the site, particularly along identified biodiversity corridors by:</p> <p>(a) ensuring that development and associated activities do not create barriers to the movement of fauna along and within biodiversity corridors;</p> <p>(b) directing fauna to locations where wildlife infrastructure has been created, to enable wildlife to safely negotiate a development area; and</p> <p>(c) separating fauna from potential hazards.</p>	<p>No acceptable outcome is nominated</p>	<p>The subject site is not associated with identified biodiversity corridors.</p>
<p>P05</p> <p>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.</p>	<p>A05.1</p> <p>No acceptable outcome is nominated</p>	<p>Not Applicable (P05)</p> <p>The subject site is not associated with identified biodiversity corridors.</p>
<p>WATERWAYS AND WETLANDS</p>		
<p>Not Applicable</p> <p>The subject is not associated with waterway and / or wetland areas.</p>		