

PLANNING STATEMENT

Reconfigure of a Lot Application

Property Details:

Property Details:

Location: 0 Cooke Street, Goombungee QLD 4354

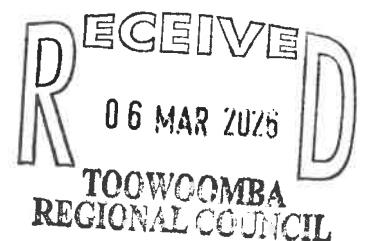
Property Description: Lot 6 on SP227277

Relevant Planning Scheme: Toowoomba Regional Council Planning Scheme (V28)

Applicant: John Clifford Harth

Date: 1/03/2026

Reference: K4677



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Application Summary

Property Details

| | |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Register Landowner: | <i>John Clifford Harth</i> |
| Approval Type: | <i>Development Permit</i> |
| Proposed Development: | <i>Reconfiguring a lot (1 Lot into 4 Lot subdivision)</i> |
| Level of Assessment: | <i>Code Assessable</i> |
| Site Area: | <i>41.69 ha</i> |
| Current Use: | <i>Rural</i> |
| Planning Scheme Zone: | <i>Rural and Rural Residential (R2)</i> |
| Precinct: | <i>100ha minimum Precinct (Rural)</i> <i>1.0ha minimum Precinct (Rural Residential – R2)</i> |
| Local Plan: | <i>N/A</i> |
| Planning Scheme Overlays: | <ul style="list-style-type: none">• Areas of Ecological Significance.• Agriculture Land.• Bushfire Hazard - Medium Fire Risk.• Flood Hazard. |

Site Infrastructure and Services

The subject land has access to the following urban infrastructure and services:

- Electricity
- Telecommunications
- Bitumen Road access
- Town Water in Nicholas Street

Proposed Lot Details

| | |
|-------------------------|-----------------------------------------------|
| Proposed Lot 6: | <i>33.92 ha (vacant Rural Lot)</i> |
| Proposed Lot 8: | <i>1.18 ha (contains an existing cottage)</i> |
| Proposed Lot 9: | <i>1.28 ha (vacant Lot)</i> |
| Proposed Lot 10: | <i>5.28 ha (contains an existing house)</i> |

Currently Lot 6 on SP227277 has a split zoning – Rural and Rural Residential (R2).

The purpose of the development is to create a lot with the “Rural” land and subdivide the “Rural Residential” land into three lots with the potential for future development.

A few metres east (for fencing purposes) of the top of the “Flood” bank on the eastern side of the creek will be adopted as the boundary between the Rural and Rural Residential lots.

Council’s flood mapping shows that any potential flooding is contained with the creeks flood bank on the eastern side but does spread out to the west into the rural lot.

Therefore, no flood report would be required as the proposed Rural Residential Lots are on flood free land.

Mr Harth is willing to give to Council Easements A, B and C, so Council can direct the town stormwater to the creek and not flood the existing cottage as currently happens in a decent rain event.

Council will be responsible for the drafting and registration of the easements in Titles Office.

It will also be Council’s responsibility for detail survey, design, construction and maintenance of the drainage channels through the easements.

If Council requires modifications to the proposed easements, Mr Harth is open to negotiations.

Proposed Lot 6 has access via Lebsanft Street, a constructed sealed road.

Proposed Lots 8 – 10 access Nicholas Street, with Lots 8 and 9 accessing via proposed Easement D (Access Easement).

Proposed Lots 8-10 have access to reticulated TRC water via Nicholas Street.

Proposed Lot 6 could access reticulated TRC water via Lebsanft Street.

All proposed lots have access to electricity and communications.

Part 8 Overlays^{1, 2}

8.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is particular sensitivity to the effects of development
 - (b) there is a constraint on land use or development outcomes
 - (c) there is to the presence of valuable resources
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed categories of development, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay,
 - (c) a zone code
 - (d) a local plan code
 - (e) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Agricultural Land Overlay.
 - (b) Airport Environs Overlay.
 - (c) Bushfire Hazard Overlay.
 - (d) Environmental Significance Overlay.
 - (e) Extractive Resources Overlay.
 - (f) Flood Hazard Overlay.
 - (g) Heritage Overlay.
 - (h) Landslide Hazard Overlay.
 - (i) Neighbourhood Character Overlay.
 - (j) Regional Infrastructure Corridors and Substations Overlay.
 - (k) Scenic Amenity Overlay.
 - (l) Water Resource Catchments Overlay.

8.2 Development constraints overlay codes

¹ Amended on 3 July 2017

² Amended on 4 August 2014

8.2.2 Bushfire Hazard Overlay Code

8.2.2.1 Application

This code applies to assessable development:-

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

8.2.2.2 Purpose and overall outcomes

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

8.2.2.3 Requirements for accepted development and assessment benchmarks for assessable development

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

| Performance outcomes | Acceptable outcomes |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO₁ Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.</p> | <p>AO_{1.1}³ 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:</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 and proposed buildings <p>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</p> <p><i>The vacant Rural Lot (Lot 6) is not within the Goombungee water supply scheme. It could access the Town Water Supply via Lebsanft Street. Any future dwelling on Lot 6 would be required to provide an adequate water supply for fire fighting as per TRC regulations.</i></p> <p><i>Lots 8-10 will be connected to the TRC reticulated town water supply. This water supply is suitable for fire fighting purposes.</i></p> <p>AO_{1.2}⁴ 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.</p> <p><i>Proposed Lot 6 is a vacant lot. Any future dwelling would need to comply with TRC's water storage requirements for fire fighting purposes.</i></p> |

³ Amended on 27 April 2018

⁴ Amended on 27 April 2018

| Performance outcomes | Acceptable outcomes |
|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>AO_{1.3}⁵ A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 <p>N/A</p> |
| <p>PO₂ Development provides for the safety of people and property by avoiding areas of High or Medium bushfire risk.</p> | <p>AO_{2.1} Development is not located on land that is subject to High or Medium bushfire risk.</p> <p>OR</p> <p>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 premises⁶.</p> <p><i>Proposed Lots 8-10 are not within the mapped Bushfire Hazard Area.</i></p> <p><i>Proposed Lot 6 is a vacant rural lot used for rural grazing purposes. This development application does not propose the building of a new residential dwelling. However, there are large areas within proposed Lot 6 that is not identified as being subject to bushfire hazard risk or within the mapped flood area.</i></p> |

⁵ Amended on 27 April 2018

⁶ Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition on a previous development approval or by incorporating it in the planning scheme or a planning scheme policy), the development proponent will be expected to prepare such a plan to the satisfaction of

| Performance outcomes | Acceptable outcomes |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO₃ Development provides for the safety of people and property by mitigating the bushfire risk through the siting of buildings.</p> | <p>AO_{3.1} Buildings and structures:</p> <ul style="list-style-type: none"> (a) are sited in locations of lowest hazard within the lot; and (b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 m, whichever is the greater; and (c) are 10 m from any retained vegetation strips or small areas of vegetation; and (d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard. <p><i>No new buildings or structures are proposed by this development application. There are sufficient areas within proposed Lot 6 that are not encumbered by the bushfire hazard areas, that could accommodate future dwellings and/or structures. Lots 8-10 are not subject to the Bushfire Overlay.</i></p> |

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

| Performance outcomes | Acceptable outcomes |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| For all development: | |
| <p>PO₁ Community infrastructure is only located in a bushfire medium and high risk area where the function and role of the infrastructure necessitates its location in the area and there are no suitable alternative sites in a low bushfire hazard area.</p> | <p>No acceptable outcome is nominated.</p> <p><i>N/A – no community infrastructure is proposed by this development application.</i></p> |

the assessment manager. See State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide, Appendix 8: Undertaking a Bushfire Management Plan.

| Performance outcomes | Acceptable outcomes |
|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO₂ Community infrastructure is able to function effectively during and immediately after bushfire events.</p> | <p>AO_{2.1} The community infrastructure is located on land that is not subject to High or Medium bushfire risk; or</p> <p><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></p> <p>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</p> <p>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.</p> <p><i>Note for AO_{2.3}: The development application must include and comply with a comprehensive Bushfire Management Plan.</i></p> <p>N/A – No community infrastructure is proposed by this development application.</p> |

| Performance outcomes | Acceptable outcomes |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Water Supply | |
| <p>PO₃ Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.</p> | <p>AO_{3.1}⁷ 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:</p> <ul style="list-style-type: none"> (f) All of the land; or (g) A building envelope designated on each lot; or (h) The centre of each lot, excluding access handles (where no building envelope is designated); and (i) All existing and proposed buildings <p>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</p> <p><i>Proposed Lots 8-10 will be connected to the TRC reticulated water supply.</i></p> <p>AO_{3.2}⁸ 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.</p> <p><i>Proposed Lot 6 (Rural Lot) is a vacant lot. Any future dwelling would need to comply with TRC's water storage requirements for fire fighting purposes.</i></p> |

⁷ Amended on 27 April 2018

⁸ Amended on 27 April 2018

| Performance outcomes | Acceptable outcomes |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>AO_{3.3}⁹ A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 <p><i>N/A – Lot 6 is a vacant lot.</i></p> |
| Hazardous Materials | |
| <p>PO₄ 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.</p> | <p>AO_{4.1} Development complies with a Bushfire Management Plan for the premises.</p> <p><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></p> <p><i>N/A – No bulk hazardous materials are stored on the subject land.</i></p> |

⁹ Amended on 27 April 2018

| Performance outcomes | Acceptable outcomes |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reconfiguring a lot and Material Change of Use | |
| <p>PO₅ Lot design and the siting of buildings provide safe sites for habitable and non-habitable buildings.</p> | <p>AO_{5.1} All development enables buildings and structures to achieve setbacks from hazardous vegetation that are:</p> <ul style="list-style-type: none"> (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. <p><i>There is sufficient area not encumbered by the identified bushfire hazard risks within proposed Lot 6 to accommodate future dwellings or structures.</i></p> <p><i>Lots 8-10 are not subject to the Bush Fire Overlay.</i></p> |
| <p>PO₆ 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:</p> <ul style="list-style-type: none"> (a) fire fighting and other emergency vehicles; and (b) the evacuation of people in the event of an emergency. | <p>AO_{6.1} The road design is capable of providing access for fire fighting and other emergency vehicles, in accordance with the standards identified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p> <p>AO_{6.2} The lot layout ensures that all roads are through roads.</p> <p>AO_{6.3} The lot layout does not include long narrow lots, long access ways or rear lots.</p> <p>AO_{6.4} The road has a maximum gradient of 1 in 8 (12.5%).</p> <p><i>No new roads are proposed by this development application. The existing access, Nicholas Street is a through road.</i></p> <p><i>Lebsanft Street is a no Through Road. Lot 6 accesses the street at the end of the street.</i></p> <p><i>Lebsanft Street is approximately 100m long before it joins Hartwig Street, a through road.</i></p> |

| Performance outcomes | Acceptable outcomes |
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| <p>PO₇ For development that will result in multiple buildings or lots, fire breaks are provided that:</p> <ul style="list-style-type: none"> (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. | <p>AO_{7.1} The development incorporates a fire break provided by a perimeter road that:</p> <ul style="list-style-type: none"> (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. <p>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:</p> <ul style="list-style-type: none"> (a) a minimum cleared width of 6m; (b) a minimum formed width of 4m; (c) a maximum gradient of 1 in 8 (12.5%); |
| | <ul style="list-style-type: none"> (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. <p>AO_{7.3} Vehicular access is provided along and at each end of the fire break to existing fire maintenance trails or roads.</p> <p>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.</p> <p><i>The rural lot (Lot 6) contains numerous farm tracks that act as firebreaks and provide access for fire fighting vehicles. There is a natural farm creek crossing on Lot 6. This would enable fire fighting units to cross the creek and attack any threat on the western side of watercourse.</i></p> |

8.2.3 Flood Hazard Overlay Code¹⁰

8.2.3.1 Application

This code applies to assessable development:-

- (1) subject to the Flood Hazard Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Flood Hazard Overlay Code by the tables of assessment in Part 5 (Tables of assessment).
- (3) Land in the Flood hazard overlay is identified on the Flood hazard overlay map and is included in the following sub-categories:
 - (a) Flood Risk Area 1 (FR1);
 - (b) Flood Risk Area 2 (FR2);
 - (c) Flood Risk Area 3 (FR3);
 - (d) Flood Risk Area 4 (FR4);
 - (e) Balance (mixed) flood risk area;
 - (f) Flood island area;
 - (g) Overland Flow Path Area 1 (OFP1 (low));
 - (h) Overland Flow Path Area 2 (OFP2 (high)); and
 - (i) Vulnerable Uses Restriction Area.
- (4) References to 'flood risk area' within this code include land within the following sub-categories:
 - (a) Flood Risk Area 1 (FR1);
 - (b) Flood Risk Area 2 (FR2);
 - (c) Flood Risk Area 3 (FR3);
 - (d) Flood Risk Area 4 (FR4);
 - (e) Balance (mixed) flood risk area;
 - (f) Overland Flow Path Area 1 (OFP1 (low)); and
 - (g) Overland Flow Path Area 2 (OFP2 (high)).
- (5) When using this code, reference should be made to section 1.6 and section 5.3.3.

8.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Flood Hazard Overlay Code is to ensure development in identified flood hazard areas protects the safety of people and property and does not adversely affect floodplain functions, by:
 - (a) limiting development in areas of intolerable risk (FR3 and FR4) so as to avoid the risk presented by the flood hazard;
 - (b) managing development in areas of tolerable risk (FR1 and FR2) so as to mitigate the risk presented by the flood hazard; and
 - (c) managing development in overland flow path areas (OFP1 (low) and OFP2 (high)) to mitigate the risk presented by the overland flow hazard.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) use, siting, design and layout avoids or mitigates the flood risk to people, property and infrastructure such that:
 - (i) the FR4 level of flood risk is avoided by restricting development to non-urban purposes:

¹⁰ Amended on 21 August 2020

- (ii) development within a Flood Management Precinct is managed to provide for limited urban development in accordance with the intent of the precinct, otherwise where not in a Flood Management Precinct:
 - (A) development within the FR3 level of flood risk is restricted to non-urban purposes;
 - (B) development within the FR2 flood risk area, FR1 flood risk area or the balance (mixed) flood risk area mitigates this risk through site-specific built form and design;
- (iii) vulnerable uses are avoided in the Vulnerable Uses Restriction Area.
- (b) development in overland flow path areas accommodates the overland flow in a manner that mitigates the adverse impacts of this hazard on site and external to the site;
- (c) development supports, and does not unduly burden disaster management and recovery capacity during and after significant flood events;
- (d) development avoids isolation of persons for flood events up to and including the Defined Flood Event, and avoids isolation of vulnerable uses in more extreme events;
- (e) development avoids the release of hazardous materials as a result of a flood event;
- (f) development directly, indirectly or cumulatively avoids an increase in severity of flooding or adverse impacts of flooding within or external to a development site:
and
- (g) development maintains natural processes and the protective function of landforms and/or vegetation.

8.2.3.3 Assessment benchmarks for assessable development

Table 8.2.3:1 – Flood Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development

| Performance outcomes | | Acceptable outcomes | |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development in Flood islands only | | | |
| PO ₁ | Development involving a vulnerable use is not located in a flood island area. <small>Note: This is the only performance criterion in Table 8.2.3.1 applicable to development in a flood island area.</small> | AO _{1.1} | Vulnerable uses are not located within a flood island area. <i>N/A – No vulnerable use proposed by this development application.</i> |
| Material change of use (Home based business only) | | | |
| PO ₂ | Development ensures occupants and property avoid areas of intolerable risk, and otherwise are prepared for and resilient to flood events. | AO _{2.1} | Development is not located in the FR4 or FR3 flood risk areas or the OFP2 (high) overland flow path area. |
| | | AO _{2.2} | Materials stored on site: <ul style="list-style-type: none"> (a) are those that are readily able to be moved in a flood event; and (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. <small>Editor's Note – Businesses should ensure that necessary emergency and continuity plans are in place to account for the potential need to evacuate personnel and to relocate property prior to a flood event (e.g. to allow enough time to transfer stock to the upstairs level of a building or off-site).</small> |
| | | | <i>N/A</i> |

| Performance outcomes | Acceptable outcomes |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rearrangement of Boundaries | |
| <p>PO₃ Development layout does not increase the risk to existing or future people, property or infrastructure located on the premises or other premises.</p> | <p>AO_{3.1} Development ensures there is sufficient area outside the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area to accommodate the intended use(s).</p> <p>AO_{3.2} Development ensures that building envelopes are located in an area other than the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area.</p> <p>AO_{3.3} Development ensures that the entry points into the development are located to provide a safe and clear evacuation route path that meets the requirements of Table 8.2.3.6 during floods up to the Defined Flood Event.</p> <p><i>Lots 8-10 are subject to Overland Flow. This is due to the stormwater from the town area being discharged into Mr Harth's property. Mr Harth is providing drainage easements to TRC so they can manage their discharge to the town storm water through Mr Harth's property to the legal point of discharge.</i></p> <p><i>Lot 6 has a flood risk over part of the lot. There is an area adjoining Lebsanft Street which is not subject to flooding as indicated on Council's flood mapping. This is the most likely place for any future dwelling.</i></p> <p><i>There is also a large portion of Lot 6 on the western side of the lot which is not subject to any flooding, where stranded residents could wait out a flood event in the watercourse. History has shown that flood events in this watercourse are short lived.</i></p> |

| Performance outcomes | Acceptable outcomes |
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| Resilient Built Form (all other development, including Dwelling house and Dual Occupancy) | |
| <p>PO₄ Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding, such that buildings are:</p> <ul style="list-style-type: none"> (a) located to avoid the risk to occupants and minimise the risk of property damage; (b) developed in accordance with the overall outcomes of an applicable Flood Management Precinct; (c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions. <p>Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.</p> | <p>AO_{4.1} Buildings are not located in the FR4 or FR3 flood risk areas.</p> <p>Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council.</p> <p>AO_{4.2} Buildings in a Flood Management Precinct¹¹ are developed in accordance with the overall outcomes of that precinct.</p> <p>Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council.</p> <p>AO_{4.3} Buildings in a flood risk area:</p> <ul style="list-style-type: none"> (a) of a residential nature provide a finished habitable floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions; (b) of a non-residential nature provide a finished floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions; and (c) where utilising pier and pole construction, if understorey screening is provided it is a minimum of 50% permeable to allow for the flow of flood water through the understorey. <p>Note: The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques¹².</p> <p>Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.</p> <p>AO_{4.4} Buildings in an overland flow path area provide a finished habitable floor level located, designed and constructed to at least the overland flow planning level specified in table 8.2.3.4.</p> <p><i>The existing dwelling on Lot 8 is subject to Overland Flow flooding. This is due to Councils unmanaged discharge of the Towns stormwater into Mr Harth's property. Mr Harth is willing to provide drainage easements to Council, so they can manage their town stormwater runoff to the Legal Point of Discharge. This should then eliminate the flooding of the dwelling on Lot 8. The dwelling on Lot 10 is not within a mapped flood risk area.</i></p> <p><i>N/A – Subject land is not within a Flood Management Precinct.</i></p> <p><i>N/A – No new buildings or structures are proposed by this development application.</i></p> |

¹¹ Currently the Township Zone – Flood Management Precinct.

¹² Available at <http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf>

| Performance outcomes | Acceptable outcomes |
|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO ₅ Development does not worsen flooding on adjacent properties. | AO _{5.1} Earthworks in the FR4, FR3, FR2 or FR1 flood risk areas or the OFP1 (low) overland flow path area or OFP2 (high) overland flow path area do not worsen flood flows or drainage on adjacent properties. <small>Note: A report should be provided from an RPEQ certified professional indicating the proposed earthworks will not increase flood flows or drainage upstream or downstream of the proposed development. For the avoidance of doubt, RPEQ certification is not required for development in the FR1 or Balance (mixed) flood risk areas or the OFP1 overland flow area.</small> <i>N/A – The establishment of a new boundaries will not alter the current flooding impacts. The new boundary between the Rural and Rural Residential Lots was positioned to maintain the Rural Residential Lots outside the mapped flood area.</i> |

Table 8.2.3:2 – Flood Hazard Overlay Code –assessment benchmarks for assessable development

| Performance outcomes | Acceptable outcomes |
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| Development in Flood islands only | |
| PO ₁ Development involving a vulnerable use is not located in a flood island area. <small>Note: This is the only performance criterion in Table 8.2.3.1 applicable to development in a flood island area.</small> | AO _{1.1} Vulnerable uses are not located within a flood island area. <i>N/A – No new buildings or structures are proposed by this development application.</i> |
| Risk-compatible Land Use | |
| PO ₂ Development is compatible with the level of risk associated with the natural hazard, such that: <ul style="list-style-type: none"> (a) vulnerable uses are not located in the Vulnerable Uses Restriction Area; (b) all other uses within the: <ul style="list-style-type: none"> (i) FR4 flood risk area are limited to non-urban uses; (ii) FR3 flood risk area are consistent with the intent of any underlying Flood Management Precinct or otherwise are limited to non-urban uses; (iii) FR2 flood risk area, FR1 flood risk area, Balance (mixed) flood risk area or OFP1(low) overland flow path area are consistent with the overall outcomes of the relevant zone or any Flood Management Precinct. <small>Note: Non-urban uses can include Rural activities, sport and recreation activities such as Outdoor sport and recreation or Park, and conservation activities such as Permanent plantation. It does not include tourism activities such as Nature based tourism or Tourist park, or residential activities of any type (including Relocatable home park or Short term accommodation). Building work in the FR4 and FR3 areas should be avoided wherever possible.</small> | No acceptable outcome provided. <i>Proposed lot 6 (Rural Lot) will be used for rural grazing enterprise. This rural land use is considered compatible with the level of risk associated with the natural hazards. Proposed Lots 8-10 will be outside the mapped flood risk area.</i> |

| Performance outcomes | Acceptable outcomes |
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| Resilient Built Form | |
| <p>PO₃ Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding, such that it is:</p> <ul style="list-style-type: none"> (a) located to avoid the risk to occupants and minimise the risk of property damage; (b) developed in accordance with the overall outcomes of an applicable Flood Management Precinct; (c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions. <p><small>Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.</small></p> | <p>AO_{3.1} Buildings are not located in the FR4 or FR3 flood risk areas.</p> <p>AO_{3.2} Buildings in a Flood Management Precinct¹³ are developed in accordance with the overall outcomes of that precinct.</p> <p>AO_{3.3} Buildings in a flood risk area:</p> <ul style="list-style-type: none"> (a) of a residential nature provide a finished habitable floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions; (b) of a non-residential nature provide a finished floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions. <p><small>Note: The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques¹⁴.</small></p> <p><small>Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.</small></p> <p>AO_{3.4} Buildings in an overland flow path area provide a finished habitable floor level located, designed and constructed to at least the overland flow planning level specified in table 8.2.3.4.</p> <p><i>N/A – No dwellings are located within the flood risk mapping. The dwelling on Proposed Lot 8 is currently flooded by stormwater runoff from the Towns stormwater drainage. It is not flooded from the watercourse breaking its banks. Once Council manages it's stormwater runoff through the easements provided, the dwelling on proposed Lot 8 should not be flooded.</i></p> <p><i>N/A – Subject land is not within a Flood Management Precinct.</i></p> <p><i>N/A – No new buildings or structures are proposed by this development application. The existing residential dwellings are not located within a flood risk area from the watercourse breaking its bank..</i></p> <p><i>N/A – No new buildings or structures are proposed by this development application. The existing residential dwelling is not located within an overland flow path (Once TRC manages its stormwater runoff through the easements provided).</i></p> |
| <p>PO₄ Development ensures that a use which requires an interface with the public realm, (including a commercial or residential use), maintains a functional and</p> | <p>AO_{4.1} Development for a residential use where pier and pole construction is utilised:</p> <ul style="list-style-type: none"> (a) if understorey screening is provided it is a minimum of 50% permeable to allow for the flow of flood water through the understorey. |

¹³ Currently the Township Zone – Flood Management Precinct.

¹⁴ Available at <http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf>

| Performance outcomes | Acceptable outcomes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>attractive relationship with the adjacent street frontage¹⁵.</p> | <p>AO_{4.2} Development for a commercial building or structure maintains an active street frontage through:</p> <ul style="list-style-type: none"> (a) providing clear pedestrian access from any adjacent footpath to the floor level of the commercial activity; (b) providing a retail or food and beverage use, if consistent with the overall outcomes of the applicable zone and precinct, which interfaces with and overlooks the street; (c) urban design treatments which screen the understorey of the building from view from the adjacent street frontage but do not impede flood flow. <p><i>N/A – No new buildings or structures are proposed by this development application.</i></p> |
| Siting of Development for Reconfiguring a Lot | |
| <p>PO₅ Development siting and layout in a flood risk area responds to flooding potential and maintains personal safety at all times, such that:</p> <ul style="list-style-type: none"> (a) subdivision of land occurs consistent with the overall outcomes of any applicable Flood Management Precinct; (b) lots for urban purposes provide a ground level above the Defined Flood Event¹⁶; (c) rural and rural residential lots provide sufficient area outside the Defined Flood Event to accommodate the required minimum lot size; (d) lots (excluding balance or common property lots) on a building format plan under the Land Title Act 1994 which is subject to a community titles scheme under the Body Corporate and Community Management Act 1997 and associated with a material change of use are located above the Defined Flood Event. | <p>AO_{5.1} Development is avoided on that part of any land within the FR4, FR3 or FR2 flood risk areas, or otherwise as specified in the overall outcomes of a Flood Management Precinct¹⁷.</p> <p>AO_{5.2} Development complies with the filling requirements of table 8.2.3.5.</p> <p>AO_{5.3} Development in a greenfield area protects a flood conveyance area by providing an easement or reserve over the area of the premises up to the Defined Flood Event to be retained for the purposes of reserve or Park.</p> <p><i>N/A – There are areas within Lot 6 where a future dwelling could be constructed outside the mapped flood risk areas.</i></p> <p><i>N/A – No filling is proposed by this development application.</i></p> |
| <p>PO₆ Development siting and layout in an overland flow path area accommodates the flow path characteristics and minimises the risk to persons, property and infrastructure both on site and external to the site.</p> | <p>AO_{6.1} Development:</p> <ul style="list-style-type: none"> (a) for urban purposes avoids maintaining overland flow paths in private ownership; (b) for rural or rural residential purposes provides sufficient area outside the overland flow path areas to accommodate the required minimum lot size. <p>OR</p> <p>AO_{6.2} Development is in accordance with an approved site-based stormwater management plan.</p> |

¹⁵ This is particularly relevant for commercial uses in centres with a strong 'town-centre' pedestrian realm that also may be affected by flood, or for residential uses to maintain an attractive presentation to the street.

¹⁶ Development is encouraged to exceed the level of the Defined Flood Event to reduce the need for future buildings to accommodate the freeboard requirements of meeting the Flood planning level for finished floor levels.

¹⁷ Currently the Township Zone – Flood Management Precinct.

| Performance outcomes | Acceptable outcomes |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <i>Sufficient land exists within the proposed lot 6 to accommodate the existing overland flow paths.</i> |
| Access and Isolation | |
| PO ₇ Development in a flood risk area is sited and designed such that: <ul style="list-style-type: none"> (a) road layout avoids isolation in a flood hazard event and does not impede evacuation; (b) vehicular access during a flood hazard event is enabled; (c) provision is made for on-site sheltering during a flood event; and (d) signage is utilised to ensure that community members have a clear understanding of the nature of the flood risk in the area. | AO _{7.1} Road and/or pathway layout within the development provides a safe and clear evacuation path: <ul style="list-style-type: none"> (a) to ensure persons are not physically isolated from an adjacent flood-free urban area;¹⁸ (b) by locating entry points into the reconfiguration above the Defined Flood Event and avoiding cul-de-sacs or other non-permeable layouts; and (c) in the form of at least one (1) evacuation route that meets the requirements of Table 8.2.3.6 during floods up to the Defined Flood Event. AO _{7.2} An area is available within the development site at or above the flood planning level with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flash flooding subsides or people can be evacuated. AO _{7.3} Development ensures that: <ul style="list-style-type: none"> (a) signage is provided on a road or pathway¹⁹ indicating the position and path of all safe evacuation routes off the premises; (b) if the premises contains or is within 100m of a waterway, hazard warning signage and depth indicators are provided at each key hazard point, such as at a waterway crossing or an entrance to a low-lying reserve. <i>No new roads or pathways are proposed by this development application.</i> <i>Sufficient area not encumbered by identified flood risk is available to accommodate the future population and land use.</i> <i>Signage is not considered required for this rural and rural residential zones.</i> |

¹⁸ It is important to ensure that new reconfigurations are not isolated from other urban areas in the event of a flood.

¹⁹ 'Pathway' in this instance relates to pedestrian and non-pedestrian routes internal to a development site that are not specifically roads – for example, pedestrian pathways within a hotel development or internal roads in a large townhouse development.

| Performance outcomes | Acceptable outcomes |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flood Storage and Conveyance | |
| <p>PO₈ Development complies with the requirements of table 8.2.3.5 and does not change the flood characteristics of the area, taking account of the cumulative impact of development, outside the site in ways that result in:</p> <ul style="list-style-type: none"> (a) loss of flood or overland flow storage/conveyance; (b) loss of or changes to flow paths; (c) acceleration or retardation of flows; (d) increase in the depth or duration of flood or overland flow waters; or (e) any reduction in flood warning times elsewhere on the floodplain. <p><small>Note: To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy No.1 – Development application requirements.</small></p> | <p>No acceptable outcome provided.</p> <p><i>It is believed that the creation of a new dividing boundary between the Rural and Rural Residential Lots along the proposed line will not alter the existing flood characteristics. It is proposed that this boundary will be located approximately 3.0m from the top of the flood bank on the eastern side of the flood bank. The 3.0m clearance is so a future fence can be safely located away from the top of the bank. This boundary/fence will run in the direction of any flood water so would have little impact on the flood water direction or speed. Any future fencing of this boundary would be expected to be of a rural nature – post and 3 or 4 strand wire. The rural fence would have little impact on the existing flood characteristics. The requirement to provide an engineering report appears to be unjustified in this instance.</i></p> |
| Emergency Management and Business Continuity | |
| <p>PO₉ Development supports, and does not unduly burden, disaster management responses and recovery capacity and capabilities for a flood hazard event up to and including the Defined Flood Event or the Overland Flow Event.</p> | <p>AO_{9.1} Development enables or does not hinder or complicate self-evacuation of persons, and ensures sufficient warning time for the nature of the use.</p> <p>AO_{9.2} Materials stored on site:</p> <ul style="list-style-type: none"> (a) are not located within the FR4 and FR3 flood risk areas or the OFP2 (high) overland flow path area, and otherwise are those that are readily able to be moved in a flood event; and (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. <p><small>Editor's Note – Businesses should ensure that necessary emergency and continuity plans are in place to account for the potential need to evacuate personnel and to relocate property prior to a flood event (e.g. to allow enough time to transfer stock to the upstairs level of a building or off-site).</small></p> <p><i>The proposed development does not alter the current sites amenity with regard to the safety of occupants and/or access from emergency response personnel. Lot 6 will have direct access to Lebsanft Street, a no through road but only 100m from Hartwig Street, a through road. Lots 8-10 have access to Nicholas Street, a through road. Nicholas Street and Lebsanft Street are outside the serious mapped flooding.</i></p> <p><i>No materials are proposed to be stored in identified flood risk areas.</i></p> |

| Performance outcomes | Acceptable outcomes |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hazardous Materials | |
| PO ₁₀ Development not in the FR4 or FR3 flood risk areas or the OFP2 (high) overland flow path area ensures public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk. | AO _{10.1} Development ensures: <ul style="list-style-type: none"> (a) the manufacture or storage in bulk of hazardous materials is located at least above the flood planning level in Table 8.2.3.3 or the overland flow planning level in Table 8.2.3.4 (whichever is applicable); or (b) structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters. <p><small>Note: Refer to the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.</small></p> <p><i>N/A – No manufacture or storage of bulk hazardous materials in identified flood hazard risk areas is proposed by this development application.</i></p> |
| Infrastructure | |
| PO ₁₁ Essential services infrastructure within a site (including electricity, gas, water supply, wastewater and telecommunications) is located outside the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area or maintains its function during and immediately after flood events. | AO _{11.1} Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are: <ul style="list-style-type: none"> (a) located outside the FR4 and FR3 flood risk areas or OFP2 (high) overland flow path area; and (b) located above the flood planning level in Table 8.2.3.3 or the overland flow planning level in Table 8.2.3.4 (whichever is applicable); or (c) designed and constructed to exclude floodwater intrusion/infiltration. AO _{11.2} Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by all flood events. <p><i>N/A – No essential services are proposed by this development application.</i></p> |
| Community Infrastructure | |
| PO ₁₂ Development involving community infrastructure: <ul style="list-style-type: none"> (a) is not located within a flood risk area, flood island or the OFP2 (high) overland flow path area if it involves a vulnerable use; (b) remains functional to serve community need during and immediately after a flood event; (c) retains essential site access during a flood event such that the following uses have direct access to low hazard evacuation routes as defined in Table 8.2.3.6: <ul style="list-style-type: none"> (i) a vulnerable use located outside the Vulnerable Uses Restriction Area; (ii) substation; (iii) utility installations involving water and | No acceptable outcome provided. <p><i>N/A – No community infrastructure is proposed by this development application.</i></p> |

| Performance outcomes | Acceptable outcomes |
|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| sewerage treatment plants (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event. | |

Table 8.2.3:3 – Flood Hazard Overlay Code – Flood planning levels for finished floors (residential and non-residential development) and levels for hazardous chemicals

| Flood risk area | Freeboard | Flood planning level |
|-----------------------------------|-----------|-----------------------------|
| FR1 flood risk area | 300mm | Defined Flood Event + 300mm |
| FR2, FR3 and FR4 flood risk areas | 500mm | Defined Flood Event + 500mm |
| Balance – Mixed flood risk area | 600mm | Defined Flood Event + 600mm |

Note: If the premise is subject to another overlay or overlay component which states a planning level, the planning level that provides the highest level of immunity applies.

Note: The Defined flood event (DFE) varies across the region. Refer to Schedule 1 for a definition of the Defined Flood Event.

Table 8.2.3:4 – Flood Hazard Overlay Code – Overland flow planning levels for finished floors (residential and non-residential development) and levels for hazardous chemicals

| Overland flow path area | Freeboard | Overland flow planning level |
|-------------------------|-----------|------------------------------|
| OFP1 (low) | N/A | 600mm above ground level |
| OFP2 (high) | 300mm | Overland Flow Event + 300mm |

Note: The Defined flood event (DFE) are catchment-specific. Refer to Schedule 1 for a definition of the Overland Flow Event.

Table 8.2.3:5 – Flood Hazard Overlay Code – Fill requirements

| Flood risk area/Overland flow path area | Fill level |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| FR4 and FR3 flood risk areas | No filling permitted except for the purposes of public infrastructure or otherwise as directed by an approved floodplain management plan |
| FR2 and FR1 flood risk area | Filling permissible where complying with PO ₈ |
| Balance flood risk area | Filling permissible where complying with PO ₈ |
| OFP2 (high) overland flow path area | No filling permitted except for the purposes of public infrastructure or otherwise as directed by an approved floodplain management plan |
| OFP1 (low) overland flow path area | Filling permissible where complying with PO ₈ |

Table 8.2.3:6 – Flood Hazard Overlay Code – Low hazard evacuation route requirements²⁰

| Criteria | Degree of Flood Hazard – Low |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Wading ability | If necessary children and the elderly could wade (generally, safe wading velocity depth product is less than 0.25) |
| Evacuation distances | < 200 metres |
| Maximum flood depths | < 0.3 metres |
| Maximum flood velocity | <0.4 metres per second |
| Typical mean of egress | Sedan |
| Time (refer to Local Disaster Management Plan) | Ample for flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time. |

8.2.4 Environmental Significance Overlay Code

8.2.4.1 Application

This code applies to assessable development:-

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

8.2.4.2 Purpose and overall outcomes

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

²⁰ Adapted from Table 1 – Model flood hazard overlay code provided in *State Planning Policy – State interest guideline: Natural hazards, risk and resilience* dated August 2014

- (f) the hydrological regime of wetlands and waterways is protected and rehabilitated to its natural state; and
- (g) water quality is maintained or improved.

8.2.4.3 Assessment benchmarks for assessable development

Table 8.2.4:1 – Environmental Significance Overlay Code – assessment benchmarks for assessable development

| Performance outcomes | Acceptable outcomes |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Areas of Ecological Significance | |
| <p>PO₁ Vegetation disturbance or other impacts on areas of ecological significance shown on the Environmental Significance Overlay maps, is avoided or where disturbance cannot be avoided the loss or reduction of ecological values is minimised.</p> | <p>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.</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 (d) maintaining areas of ecological significance in patches of greatest possible size and with the smallest possible edge to area ratio. <p><i>The only boundary which is within a mapped area (Enviro Buffer) are part of the southern and western boundaries of proposed Lot 8. There are no trees within this buffer area.</i></p> <p><i>Lots 9 and 10 do not have any mapped vegetation. Lot 6 has an area within the natural gully/water course that is mapped. No new boundaries or works are proposed within that area.</i></p> <p><i>The proposed boundary lines do not impact any identified regulated vegetation (VMA1999).</i></p> |
| <p>PO₂ Development optimises biodiversity outcomes by prioritising the location of environmental offsets within identified biodiversity corridors.</p> | <p>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.</p> <p><i>N/A – No biodiversity offsets are proposed by this development application.</i></p> |

| Performance outcomes | Acceptable outcomes |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO₃ Landscaping complements biodiversity values by incorporating the following elements into the landscaping design:</p> <ul style="list-style-type: none"> (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. | <p>No acceptable outcome is nominated.</p> <p><i>N/A – No landscaping is proposed by this development application.</i></p> |
| <p>PO₄ Movement of fauna is facilitated within and through the site, particularly along identified biodiversity corridors by:</p> <ul style="list-style-type: none"> (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. | <p>No acceptable outcome is nominated.</p> <p><i>It is believed that there will be no negative impacts to fauna movement, as the proposed boundaries are not within regulated vegetation only in grassland.</i></p> |
| <p>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.</p> | <p>No acceptable outcome is nominated.</p> <p><i>N/A – No biodiversity corridors are located within the vicinity of the proposed new boundary lines.</i></p> |
| Waterways and Wetlands | |
| <p>PO₆ Development is not carried out within a mapped waterway or wetland identified on the Environmental Significance Overlay maps.</p> | <p>AO_{6.1} Development is located outside the mapped boundary of a waterway or wetland identified on the Environmental Significance Overlay maps.</p> <p><i>N/A – The proposed new boundaries do not cross the gully/water course so there will be not affect a waterway or wetland.</i></p> |
| <p>PO₇ Development provides a buffer which protects the ecological, hydrological and water quality values of the wetland or the waterway.</p> | <p>AO_{7.1} Development provides a buffer area which is vegetated with native plants endemic to the area.</p> <p>AO_{7.2} Buildings, structures and works are not carried out within the buffer area identified on the Environmental Significance Overlay maps.</p> <p><i>The proposed new boundaries do not affect a waterway or wetland.</i></p> |
| <p>PO₈ Development retains the existing hydrological regime or re-establishes the previous naturally occurring regime.</p> | <p>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.</p> <p><i>No change to the existing hydrological regime will occur due to the development.</i></p> |

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8.2.2 Agricultural Land Overlay Code

8.2.2.1 Application

This code applies to assessable development:-

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

8.2.2.2 Purpose and overall outcomes

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

8.2.2.3 Assessment benchmarks for assessable development

Table 8.2.2:1 – Agricultural Land Overlay Code – assessment benchmarks for assessable development

| Performance outcomes | Acceptable outcomes |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO ₁ Development does not reduce the productive capacity of the land or result in conflict with nearby rural uses. | The current lot has two zonings. Rural on the western side of the gully/water course and Rural Residential on the eastern side. This is also how it is used. The western side (Rural) has been used for grazing and the eastern side has been used for residential – two existing houses. The creation of a new Rural Lot (Lot 6) will have little impact on the grazing/production ability of the current lot. Lots 8-10 will maintain the current residential use. |

| Performance outcomes | Acceptable outcomes |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO₂ 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.</p> | <p>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. There will be no change to the existing Rural uses on the land zoned Rural by TRC. (Lot 6)</p> <p>OR</p> <p>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</p> <p><i>Note: examples of development that achieve this outcome may include a golf course, plant nursery or sports field</i></p> <p>The agricultural production of proposed Lot 6 (Rural Zoning) will not be impeded by its location or access. Access is via Lebsanft Street, then 100m to Hartwig Street and a further 500m to Mocatta Street, which is the main collector road through Goombungee.</p> |
| <p>PO₃ Reconfiguring lots on agricultural land does not result in allotment sizes that result in:</p> <ul style="list-style-type: none"> (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. | <p>AO_{3.1} The minimum lot size in the Rural Zone is in accordance with Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code. The existing lot currently has two zonings under TRC current Town Plan. The western side of the gully/watercourse, including the gully/watercourse, is zoned Rural and the eastern side is zoned Rural Residential. Proposed Lot 6 includes all the land zoned Rural. Proposed Lot 6 is under the minimum area (100ha) for a Rural Lot under TRC's Town Plan. The current lot is also under the minimum area.</p> <p>OR</p> <p>AO_{3.2} The proposed lot is smaller than that nominated in Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code and the reconfiguration is a boundary realignment that would not create any additional lots and would provide for the implementation of improved land management practices or productive utilisation of the land. This proposed development creates lots that TRC considers the best use of this land. Some Rural Residential for providing housing lots for families in Goombungee and a Rural Lot to continue the rural production of the area.</p> |
| <p>PO₄ Residential development in close proximity to agricultural land is located and designed in a manner that avoids its alienation²¹.</p> | <p>No acceptable outcome is nominated.</p> <p>The development has been proposed to comply with TRC's Town Plan.</p> |

²¹ Refer to State Planning Policy 1/92: Development and the Conservation of Agricultural Land in particular referring to separating agricultural and residential land uses.

Part 9 Development codes^{22,23}

9.1 Preliminary

- (1) Development codes are the assessment benchmarks assessment where identified as an applicable code in Part 5.
- (2) The following codes and requirements apply to development under schedule 6 of the Regulation and are relevant for the planning scheme.
- (3) The following are the codes and requirements under the Regulation for development in the planning scheme area:
 - (a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme
 - (b) Cropping (involving forestry for wood production) code applying to development that may not be made assessable development under the planning scheme
 - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code applying to development for which code assessment is required under Schedule 10, part 12 and schedule 10, part 14, division 2 of the Regulation.
- (4) The following are the use codes for the planning scheme:
 - (a) Centre Activities Code.
 - (b) Community and Recreation Uses Code.
 - (c) Extractive Industry Code.
 - (d) Home Based Business Use Code.
 - (e) Industry Uses Code.
 - (f) Markets Code.
 - (g) Medium Density Residential Code.
 - (h) Rural Uses Code.
 - (i) Sales Office Code.
 - (j) Telecommunications Facility Code.
- (5) The following are the other development codes for the planning scheme:
 - (a) Advertising Devices Code.
 - (b) Environmental Standards Code.
 - (c) Integrated Water Cycle Management Code.
 - (d) Landscaping Code.
 - (e) Reconfiguring a Lot Code.
 - (f) Transport, Access and Parking Code.
 - (g) Works and Services Code.²⁴

Editor's note—The following schedules of the Regulation are relevant to the Toowoomba Regional Planning Scheme

- Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment.

²² Amended on 3 July 2017

²³ Amended on 4 August 2014

²⁴ Amended on 27 April 2018

9.4 Other development codes

9.4.5 Reconfiguring a Lot Code²⁵

9.4.5.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Reconfiguring a Lot Code by the categories of development and assessment tables in Part 5 – Tables of Assessment

9.4.5.2 Purpose

- (1) 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 located²⁶;
 - (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.²⁷
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) lot reconfiguration facilitates the creation of safe, convenient, functionally efficient and attractive environments, consistent with the desired character of the zone or precinct in which the site is situated;
 - (b) lot reconfiguration meets the diverse needs of the community for a range of affordable housing types, accessible commercial and community facilities and local employment opportunities;
 - (c) Lot reconfigurations facilitate the achievement of dwelling yields in the order of:
 - (i) 15 dwellings per hectare net in the Low Density Residential Zone; and
 - (ii) 30 dwellings per hectare net in the Low-medium Density Residential Zone.²⁸
 - (d) lot reconfiguration is responsive to the local environment, including its topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas;
 - (e) lot reconfiguration facilitates the protection and sustainable use of rural land resources;
 - (f) areas containing important ecological values and cultural values are protected from development and the associated impacts caused by development;

²⁵ Amended on 3 November 2014

²⁶ Amended on 9 August 2019

²⁷ Amended on 27 April 2018

²⁸ Amended on 29 November 2019

- (g) lot reconfiguration facilitates compatible relationships between different land uses and activities;
- (h) lot design and sizes are suited to the intended use of the land;
- (i) lot orientation facilitates the conservation of non-renewable energy sources and the design of buildings that are appropriate for the local climatic conditions;
- (j) infrastructure is supplied to all lots in a safe, efficient, coordinated and sequenced manner which minimises whole of life cycle costs and is sensitive to the environment in which they are provided;
- (k) stormwater drainage systems protect people and the built and natural environments in a cost effective manner;
- (l) the street system provides identified functions for each street, provides acceptable levels of access, safety and convenience for all users and provides for a high level of connectivity and permeability;
- (m) lot reconfiguration increases opportunities for walking, cycling and the use of public transport;
- (n) public open space is attractive and accessible and equitably meets user requirements for recreational, social and cultural activities; and
- (o) lots facilitate connectivity of roads, open space and stormwater drainage.²⁹

9.4.5.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 9.4.5:1 – Reconfiguring a Lot Code – Requirements for accepted development and assessment benchmarks for assessable development³⁰

| Performance outcomes | Acceptable outcomes |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO ₁ The lots resulting from the rearrangement of boundaries does not contribute to: <ul style="list-style-type: none"> (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. N/A |
| PO ₂ 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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) connected to adequately sized inter-allotment drainage; or (ii) that drains the entirety of each lot independently without fill to the kerb and channel or swale of the road frontage. N/A – Some Infrastructure will be required for Lots 8-10. |

²⁹ Amended on 27 April 2018

³⁰ Amended on 9 August 2019

| Performance outcomes | Acceptable outcomes |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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.</p> | <p>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></p> <p><i>The proposed lots access sealed roads maintained by Toowoomba Regional Council.</i></p> |
| Lot Sizes and Design | |
| <p>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:</p> <ul style="list-style-type: none"> (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. <p>Editors note:</p> <ul style="list-style-type: none"> i. Setback considerations include solar access, privacy and amenity of residents and adjoining neighbours, on-site effluent disposal. ii. A building envelope may demonstrate suitability to accommodate future development. | <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> (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. <p><i>The Rural Lot is regular in shape. The eastern boundary of this lot will be series of right lines running approximately 3.0m east of the top of the flood bank of the water course. This closely matches the plot of the zoning boundary on Council's mapping.</i></p> <p><i>Lots 8-10 are generally regular shaped. The irregular shape of the existing lot contributes to the shape of the new lots.</i></p> <p><i>The shape of the lots has also ben determined by the potential for Lot 10 to be further subdivided with the addition of a new road.</i></p> |

Table 9.4.5:2 – Reconfiguring a Lot Code – assessment benchmarks for assessable development³¹

| Performance outcomes | Acceptable outcomes |
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| Master Planning | |
| <p>PO₁ Except where in the Rural Zone (other than where in the Heinemann Road Transport Precinct) Limited Development (Constrained Land) Zone, Community Facilities Zone, Open Space Zone or Recreation Zone, development:</p> <ul style="list-style-type: none"> (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 earthworks³². | <p>AO_{1.1} A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning.³³</p> <p><i>A Master plan has been produced showing how Lot 10 and adjoining lots could be subdivided. See attached plans.</i></p> |
| General | |
| <p>PO₂ The layout of streets, lots and infrastructure gives the locality a strong and positive identity by:</p> <ul style="list-style-type: none"> (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. | <p>Where included in a local plan:</p> <p>AO_{2.1} 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><i>N/A – No new roads are proposed by this development application. Provision has been made for a future road to be constructed through Lot 10.</i></p> |

³¹ Amended on 9 August 2019

³² Amended on 29 November 2019

³³ Amended on 27 April 2018

| Performance outcomes | Acceptable outcomes |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO₃ The layout of streets, lots and infrastructure responds appropriately to environmental features of the site or locality by:</p> <ul style="list-style-type: none"> (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.³⁴ | <p><i>In partial fulfilment of the performance outcome:</i> AO_{3.1}³⁵ A lot with an area of less than 450m² intended to be used for a dwelling house has a natural slope:</p> <ul style="list-style-type: none"> (a) across the width of the lot not exceeding 10%; and (b) along the length of the lot not exceeding 5%. <p><i>One proposed dividing boundary aligns with the top of the flood bank. The proposed boundaries of Lots 8-10 match in with the Master Plan for the lot. All boundaries are clear of the mapped vegetation in the water course corridor. No negative impacts are expected with regard to:</i></p> <ul style="list-style-type: none"> • <i>Natural topography</i> • <i>Natural amenity</i> • <i>Vegetation loss and/or fragmentation</i> • <i>Drainage features & floodways</i> • <i>Wildlife corridors</i> • <i>Cultural Areas</i> • <i>Road connectivity</i> <p><i>No earthworks are proposed by this development application.</i></p> |

³⁴ Amended on 27 April 2018

³⁵ Amended on 29 November 2019

| Performance outcomes | Acceptable outcomes |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO₄ Street blocks and lot types are generally rectilinear and arranged to provide:</p> <ul style="list-style-type: none"> (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. | <p><i>In partial fulfilment of the performance outcome</i></p> <p>AO_{4.1} Subdivision involving the creation of lots for residential use ensures lots within the block are arranged so that:</p> <ul style="list-style-type: none"> (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); <p>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:</p> <ul style="list-style-type: none"> (a) minimum width of 7.5m; and (b) minimum depth of 30m. <p>AO_{4.3} Street blocks fronting local streets do not exceed 100m in length.</p> <p><i>The Rural Residential Lots are generally rectilinear in shape. Current proposed access into each lot is by a driveway. It is proposed that Lots 8-10 access Nicholas Street from the same point. Easement D will give access to Lots 8 and 9.</i></p> |
| <p>PO₅ Reconfiguration avoids risk to human safety and the environment from natural hazards³⁶ and contaminated land.</p> | <p><i>In partial fulfilment of the performance outcome</i></p> <p>AO_{5.1} Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.</p> <p><i>N/A – No contamination is known or suspected to exist on the subject land.</i></p> |
| <p>PO₆ The development is integrated with the surrounding urban or rural environment, having regard to:</p> <ul style="list-style-type: none"> (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. | <p>No acceptable solution is nominated.</p> <p><i>This proposed boundary reconfiguration is consistent with the subject lands current rural and Rural residential land use and surrounding rural environments.</i></p> <p><i>This development will produce a Rural Lot and 3 Rural Residential Lot, providing potential housing for four families.</i></p> |

³⁶ Applicants should also note that the provisions of the various overlays in the planning scheme may also affect neighbourhood design.

| Performance outcomes | Acceptable outcomes |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <p>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:</p> <ul style="list-style-type: none"> (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: <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>No acceptable solution is nominated.</p> <p><i>N/A – No new roads proposed.</i></p> |
| <p>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.</p> | <p>No acceptable outcome is nominated.</p> <p><i>N/A – Rural Residential Zone.</i></p> |

| Performance outcomes | Acceptable outcomes |
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| <p>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:</p> <p>(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.</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>AO_{9.1} Reconfigurations incorporate the lot types identified in the performance outcome as follows:</p> <p>(a) reconfigurations creating between 10 and 50 additional lots incorporate a mix of at least two (2) different lot types; and</p> <p>(b) reconfigurations creating more than 50 additional lots incorporate a mix of at least three (3) different lot types.</p> <p>N/A – Rural Residential Zone.</p> |
| <p>PO₁₀ Reconfigurations within the Low-medium Density Residential Zone achieve a residential density that makes efficient use of the land and associated physical infrastructure.</p> | <p>AO_{10.1}³⁷Reconfigurations in the Low-medium Density Residential Zone facilitate a minimum residential density of 30 dwellings per hectare.</p> <p>N/A – Rural Residential Zone.</p> |
| <p>PO₁₁³⁸ 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.</p> | <p>No acceptable outcome is nominated.</p> <p>N/A – Rural Residential Zone.</p> |
| Lot Sizes and Design³⁹ | |
| <p>PO₁₂ Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes.</p> | <p>AO_{12.1} Lots in the Emerging Community Zone have the minimum area and frontage as shown in Table 9.4.5:4.</p> <p>N/A – Rural Residential Zone.</p> |

³⁷ Amended on 29 November 2019

³⁸ Amended on 27 April 2018

³⁹ Amended on 27 April 2018

| Performance outcomes | Acceptable outcomes |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO₁₃⁴⁰ 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.</p> | <p>AO_{13.1} Lots have a minimum area as shown in Table 9.4.5:4.</p> <p><i>The existing and the proposed Rural lot are below the minimum area requirement. As the position of the Rural Lot boundary was determined by TRC's Town Plan, the productive capacity of the rural land will be maintained similar to today. New lots are being created in the Rural Residential Zone, so there will be an increase in the density of possible housing in that zoning.</i></p> |
| Movement network design⁴¹ | |
| <p>PO₁₄ 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>AO_{14.1} The street and road network is consistent with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p> <p><i>N/A – No new roads are proposed by this development application.</i></p> |
| <p>PO₁₅ The road network provides for convenient and safe movement between local streets and higher order roads.</p> | <p>AO_{15.1} The proposed road network complies with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p> <p><i>N/A – No new roads are proposed by this development application.</i></p> |
| <p>PO₁₆ Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).</p> | <p>No acceptable outcome is nominated.</p> <p><i>N/A – No new roads are proposed by this development application.</i></p> |
| <p>PO₁₇ Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.</p> | <p>AO_{17.1} Intersections and pedestrian and cyclist crossings are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p> <p><i>N/A – No new roads are proposed by this development application.</i></p> |

⁴⁰ Amended on 29 November 2019

⁴¹ The Access, Parking and Servicing Code sets out other requirements relating to movement network design.

| Performance outcomes | Acceptable outcomes |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO₁₈ Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.</p> | <p>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>.</p> <p><i>The proposed access arrangements are consistent with the Rural and Rural Residential zones.</i></p> |
| <p>PO₁₉ On-road car parking is provided according to projected needs taking into account:</p> <ul style="list-style-type: none"> (a) total parking demand; (b) car parking opportunities on lots; and (c) non-residential and external parking generators. | <p>AO_{19.1} On-street parking is provided in accordance with the Transport, Access and Parking Code.</p> <p><i>There is adequate land within the lots to have enough off-street parking. On Road parking should not be necessary.</i></p> |
| <p>PO₂₀ The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.</p> | <p>AO_{20.1} Infrastructure is provided in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.</p> <p><i>N/A – No new roads are proposed by this development application.</i></p> |
| <p>PO₂₁ 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>AO_{21.1} Rear lanes are designed in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.</p> <p><i>N/A – No new roads are proposed by this development application.</i></p> |
| <p>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’.</p> | <p>AO_{22.1} Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.</p> <p><i>N/A – No new roads are proposed by this development application.</i></p> |

| Performance outcomes | Acceptable outcomes |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Road design⁴² | |
| <p>PO₂₃ The geometric design features of each type of road:</p> <ul style="list-style-type: none"> (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>AO_{23.1} Design of the roads comply with the SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p> <p>N/A – No new roads are proposed by this development application.</p> |
| Pedestrian and cyclist facilities | |
| <p>PO₂₄ A network of pedestrian and cycle ways is provided having regard to:</p> <ul style="list-style-type: none"> (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. | <p>AO_{24.1} In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p> <p>AO_{24.2} Footpaths and bikeways are provided in accordance with the Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m).</p> <p>N/A – No new roads or pathways are proposed by this development application.</p> |
| <p>PO₂₅ The alignment of pedestrian paths and cycleways is designed so that they:</p> <ul style="list-style-type: none"> (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. | <p>No acceptable outcome is nominated.</p> <p>N/A – No new roads or pathways are proposed by this development application.</p> |
| <p>PO₂₆ Safe street crossings are provided for pedestrians and cyclists across major roads.</p> | <p>AO_{26.1} Crossings and intersections are provided in accordance with SC6.3 PSP No 2 – Engineering Standards – Roads and Drainage Infrastructure and Austroads Guide to Road Design Part 4: Intersections and Crossings: General.</p> <p>N/A – No new roads or pathways are proposed by this development application.</p> |
| Public transport | |
| <p>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.</p> | <p>No acceptable outcome is nominated.</p> <p>N/A – No new roads or public transport are proposed by this development application.</p> |

⁴² The Access, Parking and Servicing Code sets out other requirements relating to road design.

| Performance outcomes | Acceptable outcomes |
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| PO ₂₈ Reconfiguration caters for the extension of public transport routes by locating the highest likely public transport 'trip generating' land uses in the vicinity of existing or potential public transport routes, where this is consistent with the intended character of the zone or precinct in which the land is located. | AO _{28.1} Except in the rural zone and the rural residential zone, at least 90% of proposed lots are within 400m safe walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop. N/A |
| PO ₂₉ Residential densities within walking distance of existing and potential public transport stations and routes are at levels that take advantage of the infrastructure where this is consistent with the intended character of the zone or precinct in which the land is located. | No acceptable outcome is nominated. N/A – Rural and Rural Residential Zones. |
| Open Space Network | |
| PO ₃₀ Neighbourhood design and lot layout provides a balanced variety of park types, including: <ul style="list-style-type: none"> (a) small local parks, which are designed to: <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; (b) neighbourhood parks, which are designed to: <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; (c) lineal or corridor parks, which are designed to: <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; (v) provide for other recreational needs when not flooded; and (d) natural parkland areas which: <ul style="list-style-type: none"> (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 ⁴³ . N/A – No open space is proposed in this development application – – Rural and Rural Residential Zones. |

⁴³ Amended on 9 June 2017

| Performance outcomes | Acceptable outcomes |
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| <p>PO₃₁ Where provision for a public park is required in Part 4 – Local Government Infrastructure Plan⁴⁴ the design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> (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. | <p>AO_{31.1} The public park meets the requirements of section 4.5.5 of the planning scheme.</p> <p>AO_{31.1} The public park meets the standards identified in Table 9.4.5:3.</p> <p><i>N/A – No open space is proposed in this development application – – Rural and Rural Residential Zones.</i></p> |
| <p>PO₃₂ 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><i>N/A – – Rural and Rural Residential Zones.</i></p> |
| Amenity | |
| <p>PO₃₃ Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses.⁴⁵</p> | <p>No acceptable outcome is nominated.</p> <p><i>N/A – – Rural and Rural Residential Zones.</i></p> |
| <p>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.</p> | <p>No acceptable outcome is nominated.</p> <p><i>N/A – – Rural and Rural Residential Zones.</i></p> |

⁴⁴ Amended on 9 June 2017

⁴⁵ A report by a suitably qualified person may be required to allow an assessment to be made of the potential environmental impacts of or affecting the proposed reconfiguration.

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

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

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

| Performance outcomes | Acceptable outcomes |
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| <p>PO₃₅ Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone it must not result in future sensitive uses within the site being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.</p> | <p>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:</p> <ul style="list-style-type: none"> (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: <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 style="text-align: right;">N/A -- Rural and Rural Residential Zones.</p> |
| Safety and security | |
| <p>PO₃₆ The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates:⁴⁶</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>AO_{36.1} The reconfiguration is designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i>.</p> <p style="text-align: right;">N/A -- Rural and Rural Residential Zones.</p> |

⁴⁶ The subdivision layout will be expected to address the elements of crime prevention through environmental design described in the Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland.

| Performance outcomes | Acceptable outcomes |
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| Natural values | |
| PO ₃₇ ⁴⁷ Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible. | AO _{37.1} ⁴⁸ 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: <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><i>Lots 8-10 will be connected to the TRC reticulated Water Scheme in Nicholas Street. Lot 6 (Rural Lot) could be connected to the TRC reticulated Water Scheme in Lebsanft Street. Lot 6 is vacant. Any future dwelling will not to have it's own water supply.</i></p> |
| 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. <i>The proposed lots contain sufficient area to maintain ecologically significant areas.</i> <i>No tree clearing or earthworks are required as part of this application.</i> |
| 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. ⁴⁹ <i>A new driveway servicing Lot 8-10 and water infrastructure is proposed by this development application.</i> |

⁴⁷ Amended on 27 April 2018

⁴⁸ Amended on 27 April 2018

⁴⁹ The Wetlands and Waterways Overlay Code sets out additional requirements that may apply to a development proposal.


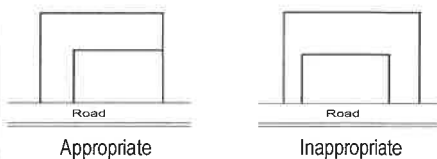
| Performance outcomes | Acceptable outcomes |
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| Climatic response | |
| <p>PO₄₀ The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design.</p> | <p><i>In partial compliance with the performance outcome:</i></p> <p>AO_{40.1} Neighbourhoods are generally designed so that:</p> <ul style="list-style-type: none"> (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. <p>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.</p> <p><i>The proposed lots contain sufficient area and topography to allow future developments to adopt climate responsive design principles.</i></p> |
| Services | |
| <p>PO₄₁ Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that:</p> <ul style="list-style-type: none"> (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. | <p>No acceptable outcome is nominated.⁵⁰</p> <p><i>Proposed Lots 8 and 10 contain an existing residential dwelling. These dwellings have all available rural services.</i></p> <p><i>Proposed Lot 6 is a vacant rural lot used for grazing purposes. Electricity can be supplied to Lot 6 via Lebsanft Street.</i></p> <p><i>Lot 9 will be connected to all required services.</i></p> |
| Noise Impacts⁵¹ | |
| <p>PO₄₂ Lots are of a suitable size and dimensions to facilitate adequate noise management.</p> | <p>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 $L_{A10}(18hr)$.</p> <p>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.</p> <p><i>N/A – The size of the proposed lots will mitigate any possible noise related issues.</i></p> |

⁵⁰ The Integrated Water Cycle Management Code and the Works Code sets out additional requirements that may apply to a development proposal.

⁵¹ A report by a suitably qualified person may be required to allow an assessment to be made of the potential noise impacts.

| Performance outcomes | Acceptable outcomes |
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| PO ₄₃ Noise attenuation measures: <ul style="list-style-type: none"> (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: <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. | No acceptable outcome is nominated. <i>N/A – The size of the proposed lots will mitigate any possible noise related issues.</i> |
| Air Quality | |
| PO ₄₄ Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts. ⁵² | No acceptable outcome is nominated. <i>N/A – No accommodation activities or sensitive land uses are proposed by the development application.</i> |
| 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. <i>N/A – This development application relates to a standard format subdivision.</i> |

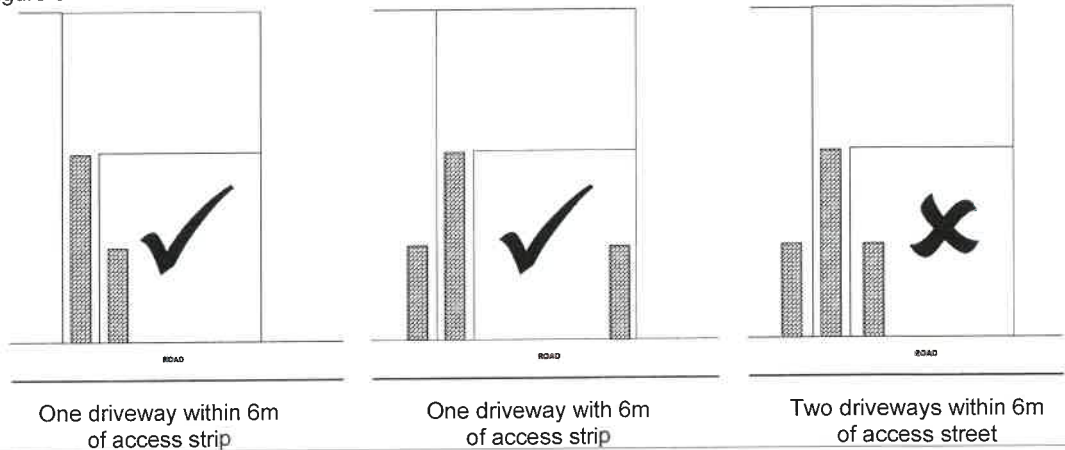
⁵² A report by a suitably qualified person may be required to allow an assessment to be made of the air quality or impacts. SC6.1 PSP No. 1 - Development Application Requirements provides guidance on assessing air quality impacts.

| Performance outcomes | Acceptable outcomes |
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| Hatchet Lots⁵³ | |
| <p>PO₄₆ Lot reconfigurations only create hatchet lots as a means of increasing residential densities in within:</p> <ul style="list-style-type: none"> (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). | <p>AO_{46.1} Lot reconfigurations only create hatchet lots in the Low-medium Density Residential Zone.</p> <p>N/A – No hatchet lots are proposed.</p> |
| <p>PO₄₇ The location and configuration of the access strip/easement and main body does not compromise:</p> <ul style="list-style-type: none"> (a) the streetscape qualities of the area; (b) the residential amenity of the area; or (c) the Street System. | <p>AO_{47.1} Only 1 Hatchet Lot is created behind any full frontage lot as shown in Figure 1 below.</p> <p>N/A – No hatchet lots are proposed.</p> <p>Figure 1</p>  <p>Figure 2</p>  <p>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.</p> |

⁵³ Amended on 29 November 2019

| Performance outcomes | Acceptable outcomes |
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| PO ₄₈ The configuration of hatchet lots maintain the ability of existing buildings and structures to – <ul style="list-style-type: none"> (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. N/A – No hatchet lots are proposed. |
| PO ₄₉ The access strip/easement: <ul style="list-style-type: none"> (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. N/A – No hatchet lots are proposed. |


Figure 3



| Performance outcomes | Acceptable outcomes |
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| <p>PO₅₀ Stormwater is discharged from the site to a lawful point of discharge, as defined in the Queensland Urban Drainage Manual (QUDM), without the use of pumped or charged pipe systems, and not to private land other than to an easement for stormwater purposes befitting the site and allowing discharge to a lawful point of discharge in land over which Council has tenure or control.</p> <p>Note: Land over which Council has tenure or control does not include Council's open space network.</p> | <p>AO_{50.1} The site:</p> <ul style="list-style-type: none"> (a) has a natural surface with an elevation that is higher than the abutting road and enables stormwater to drain gravitationally to the abutting road via subsurface pipes; or (b) has a natural surface with an elevation that is higher than Council's stormwater drainage network in the abutting road and enables stormwater to drain gravitationally to the stormwater drainage network in the abutting road via subsurface pipes; or (c) has lawful access to an inter allotment drainage network with available capacity to meet the requirements of the development. <p><i>The natural drainage regime will be modified and adversely affected by this development application. Currently stormwater from that part of the Goombungee Township above the subject site is discharged into Mr Harth's property, causing flooding issues especially in Lot 8. Mr Harth is willing to supply Council (at their costs) easements from Nicholas and Peters Streets to the water course, so Council can manage their stormwater and not flood dwellings. Council will bare all the costs of survey, design, construction and maintenance of the drainage channels.</i></p> |

| Performance outcomes | Acceptable outcomes |
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| Reconfigurations creating lots less than 450m² in area in a residential zone | |
| <p>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.</p> <p>Note:</p> <p><i>Orderly</i> neatly and methodically arranged.</p> <p><i>Neighbourly</i> exhibiting the qualities expected in a friendly neighbour.</p> <p><i>Integrated</i> combining or coordinating separate elements so as to provide a harmonious, interrelated whole</p> <p><i>Timely</i> done or occurring at a favourable or useful time.</p> | <p>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:</p> <ul style="list-style-type: none"> (a) the lot layout and streets, including lot numbers, lot areas, street reserve widths, street or road carriageways (may include bus stops, taxi ranks, loading zones and similar service areas where proposed), and location and width of footpaths; (b) land slope and major infrastructure items; (c) primary and secondary street frontages (if necessary); (d) public open space areas, including lot number and area; (e) built-to-boundary wall locations (including mandatory built-to-boundary situations); (f) where privacy fencing is required at an interface with a street or park; fencing and, if sloping land, retaining wall details; (g) for lots under 450m²: <ul style="list-style-type: none"> (i) location, areas and dimensions of private open space; (ii) building envelopes indicating minimum setbacks, access points, and heights; and (iii) driveway crossovers <p><i>N/A – Large Rural and Rural Residential Lots are proposed by this development application.</i></p> |

| Performance outcomes | Acceptable outcomes | | | | | | | | | | |
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| <p>PO₅₂ The lots are located on a road that is appropriate to accommodate small lots.</p> | <p>AO_{52.1} Small lots are located in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Proposed lot width</th> <th style="text-align: center;">Vehicle Access Location</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Lot width <10m</td> <td style="text-align: center;">Laneway, Local or collector roads only</td> </tr> <tr> <td style="text-align: center;">Lot width 10 – 12.4m</td> <td style="text-align: center;">Laneway, Local or collector roads only</td> </tr> <tr> <td style="text-align: center;">Lot width 12.5 – 14.9m</td> <td style="text-align: center;">Laneway, Local, collector or distributor roads only</td> </tr> <tr> <td style="text-align: center;">Lot width >15m</td> <td style="text-align: center;">Laneway, Local, collector, distributor or sub-arterial roads only</td> </tr> </tbody> </table> <p>Note: Direct access is not typically available to sub-arterial roads and limited to distributor roads (see PSP No.2 Sc6.2.2.2).</p> <p><i>N/A – Large rural and rural residential lots are proposed by this development application.</i></p> | 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 |
| 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 | | | | | | | | | | |
| <p>PO₅₃ Small lots are located so as to minimise the need to cut and fill the land.</p> | <p>AO_{53.1} Small lots are located on land with a pre-development gradient of less than 10%;</p> <p><i>N/A – Large rural and rural residential lots are proposed by this development application.</i></p> | | | | | | | | | | |
| <p>PO₅₄ Development provides a frequency of standard and small lots which are varied to facilitate housing variety.</p> | <p>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.</p> <p><i>N/A – Large rural and rural residential lots are proposed by this development application.</i></p> | | | | | | | | | | |

| Performance outcomes | Acceptable outcomes |
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| Reconfigurations facilitating Dual Occupancy development | |
| <p>PO₅₅ 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.</p> | <p>AO_{55.1} Lot reconfigurations designate lots for Dual Occupancy development;</p> <p>AO_{55.2} No more than 20 percent of the properties within a street block are designated for Dual Occupancy development.</p> <p>AO_{55.3} No more than three (3) adjoining properties within a street block are designated for Dual Occupancy development.</p> <p>AO_{55.4} Hatchet lots are not designated as Dual Occupancy lots.</p> <p><i>N/A – Rural and Rural Residential Zone.</i></p> <p>See Figure 4</p>  <p>Each red line in this figure is an example of the extent of a street block.</p> <p>No more than 20 percent of properties within the street block are designated for dual occupancy development.</p> |
| | Figure 4 |

| Performance outcomes | Acceptable outcomes |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO₅₆ Lots designated for Dual Occupancy development by lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone have an area, shape and dimensions suitable to accommodate their intended use.</p> | <p>AO_{56.1} Lots designated for Dual Occupancy development:</p> <ul style="list-style-type: none"> (a) have a minimum area of 500m² where in the Low-medium Density Residential Zone; or (b) have a minimum area of 700m² where in the Low Density Residential Zone, Emerging Community Zone or Township Zone; and (c) are rectilinear in shape; and (d) have a frontage that is consistent with the minimum frontage required for the applicable zone. <p><i>N/A – Large rural and rural residential lots are proposed by this development application.</i></p> |

Table 9.4.5:3 – Open Space Standards

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

Table 9.4.5:4 – Lot Sizes and Dimensions – requirements for accepted development and assessment benchmarks for assessable development⁵⁴

| Zone(s) | Lot Type | Precinct(s) | Minimum Lot Area/Max Density ⁺ | Minimum Frontage/Width | Max Frontage to Depth Ratio ⁺ | |
|-----------------------------------------|------------------------|--------------------------------------------------------------------|--------------------------------------------------|------------------------|------------------------------------------|-----|
| Low Density Residential | Regular and Corner | Clifford Park Stables Precinct | 1,200 m ² | 20 m. | 1:3 | |
| | | Park Residential | 2,250 m ² | 20 m. | 1:3 | |
| | | All other circumstances | 500 m ² | 15 m. | 1:5 | |
| | Hatchet ⁵⁵ | Hatchet lots do not occur within the Low Density Residential Zone. | | | | |
| | Community Title Scheme | Clifford Park Stables | 1,200 m ² (except for communal lots). | 20 m. | No Acceptable Measure Prescribed | |
| | | All other circumstances | 500 m ² (except for communal lots). | 15 m. | No Acceptable Measure Prescribed | |
| Low – medium Density Residential | Regular and corner | All | 300 m ²⁵⁶ | 20 m. | 1:3 | |
| | | | Slope [#] <6% | 300 m ² | 10 m. | 1:5 |
| | | | Slope [#] 6-8% | 800 m ² | 25 m. | |
| | | | Slope [#] >8% | 1,000 m ² | 30 m. | |
| | Hatchet | All | Slope [#] <6% | 500 m ² | 6 m/15 m. | 1:5 |
| | | | Slope [#] 6-8% | 800 m ² | 6 m/25 m. | |
| | | | Slope [#] >8% | 1,000 m ² | 6 m/30 m. | |
| | Community Title Scheme | All | No minimum lot size | 20 m. | 1:3 | |

⁵⁴ Amended on 27 April 2018

⁵⁵ Amended on 29 November 2019

⁵⁶ Amended on 29 November 2019

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

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

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

| Zone(s) | Lot Type | Precinct(s) | Minimum Lot Area/Max Density ⁺ | Minimum Frontage/Width | Max Frontage to Depth Ratio [*] | |
|-----------------------------------------------|------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------|----------------------------------|------------------------------------------|-----|
| Emerging Communities | Regular and Corner | All | 10 ha (except for communal lots). | 75 m. | No Acceptable Measure Prescribed | |
| | Hatchet | Hatchet lots do not occur within the Emerging Communities Zone | | | | |
| | Community Title Scheme | All | 10 ha (except for communal lots). | 75 m. | No Acceptable Measure Prescribed | |
| Limited Development (Constrained Land) | All | No acceptable measure prescribed | | | | |
| | Hatchet | Hatchet lots do not occur within the Limited Development (Constrained Land) Zone. | | | | |
| Township | Regular and Corner | All (where reticulated wastewater services are provided) | Slope # <6 % | 500 m ² | 15 m. | 1:2 |
| | | | Slope # 6-8 % | 800 m ² | 25 m. | 1:2 |
| | | | Slope # >8 % | 1,000 m ² | 30 m. | 1:2 |
| | | All (otherwise) | 2,000 m ² | No Acceptable Measure Prescribed | No Acceptable Measure Prescribed | |
| | Hatchet ⁵⁷ | Hatchet lots do not occur within the Township Zone. | | | | |
| | Community Title Scheme | All (where reticulated wastewater services are provided) | 500 m ² (except for communal lots). | 15 m. | No Acceptable Measure Prescribed | |
| | | All (otherwise) | 2,000 m ² (except for communal lots). | No Acceptable Measure Prescribed | No Acceptable Measure Prescribed | |

Table Explanations:

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

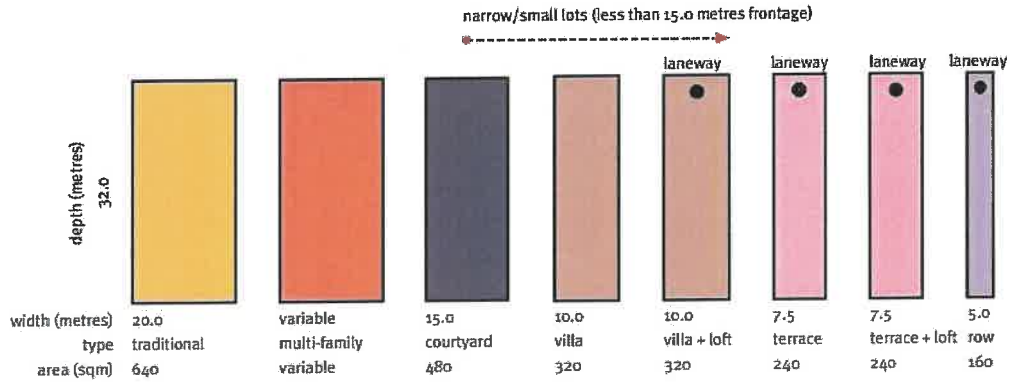
[#] across allotment slope.

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

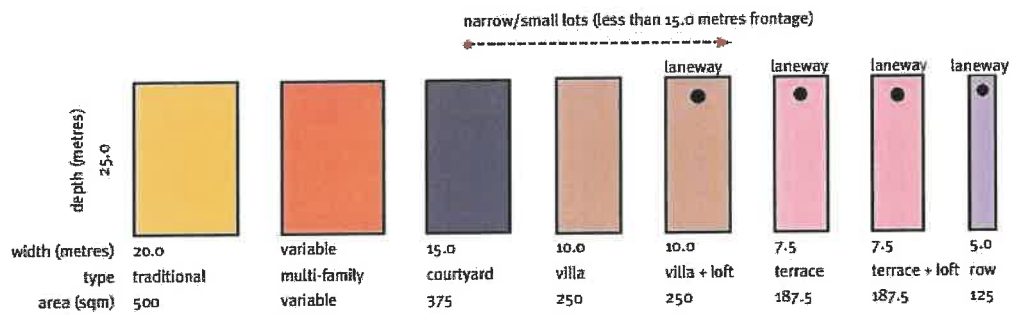
⁵⁷ Amended on 29 November 2019

Examples of Lot Shapes and Dimensions (PO9)

Typical lot shapes and dimensions - 32.0 metres deep



Typical lot shapes and dimensions - 25.0 metres deep



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

Appendices:

- A. Owners Consent
- B. Certificate of Title
- C. Proposal Sketch Plan
- D. Smart Map

Appendix A – Owners Consent

Appendix B – Certificate of Title

Individual owner's consent for making a development application under the *Planning Act 2016*

I, John Clifford Harth

[Insert full name.]

as owner of the premises identified as follows:

Lot 6 on SP227277
Cooke Street, Goombungee QLD 4354

consent to the making of a development application under the *Planning Act 2016* by:

John Clifford Harth
c/- K.J. Wilson Cadastral Surveyors

on the premises described above for:

The reconfiguration of 1 Lot into 4 Lots + Easements A - D.

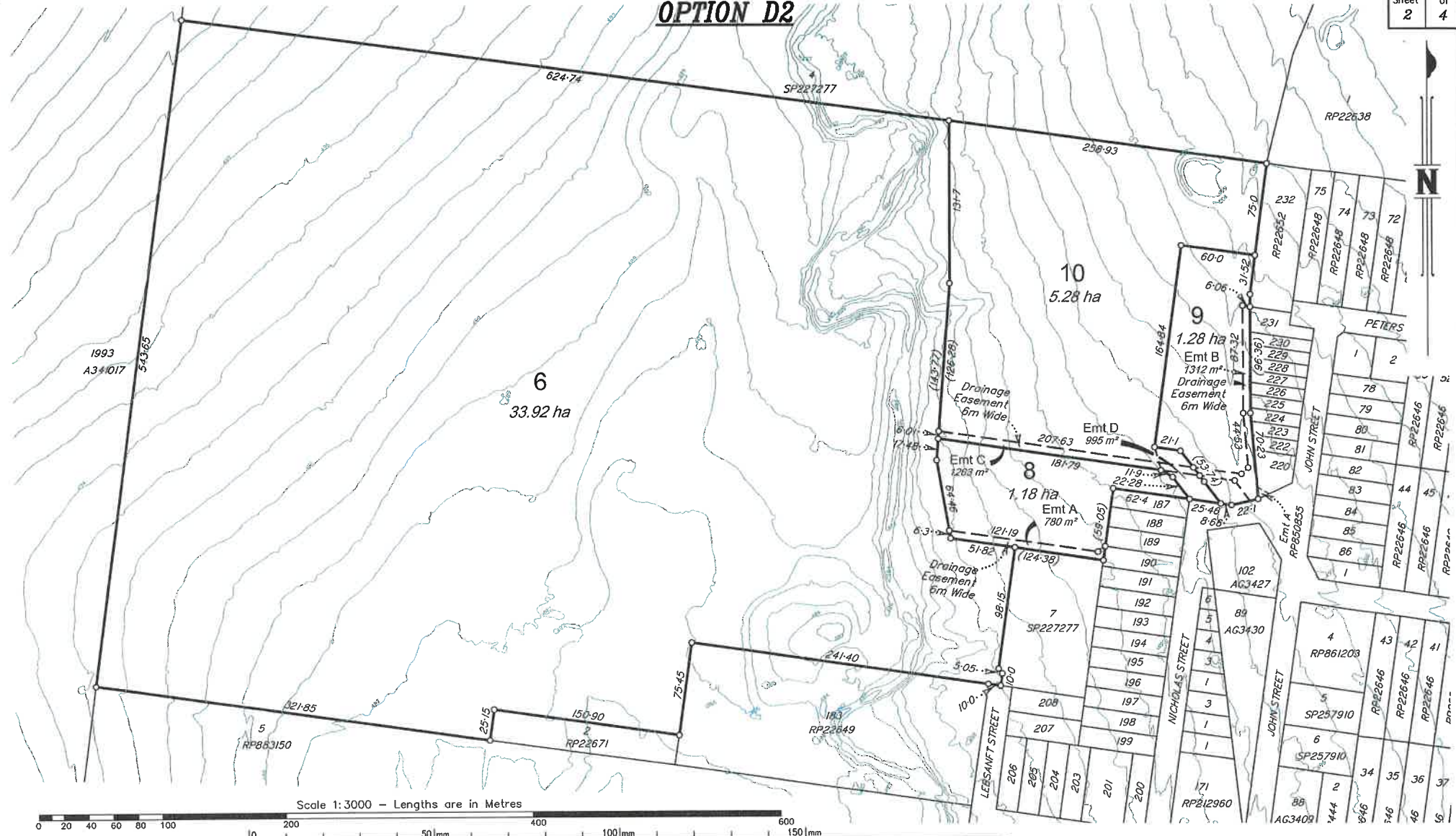


[signature of owner and
date signed]

5.3.26

Appendix C – Proposal Sketch Plan

OPTION D2




Scale 1:3000 - Lengths are in Metres

IMPORTANT NOTE

This plan was prepared for Mr Harth as a proposed subdivision to accompany a subdivision application to Toowoomba Regional Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular no reliance should be placed on the information on this plan for financial dealings involved in the land. This note is an integral part of this plan.

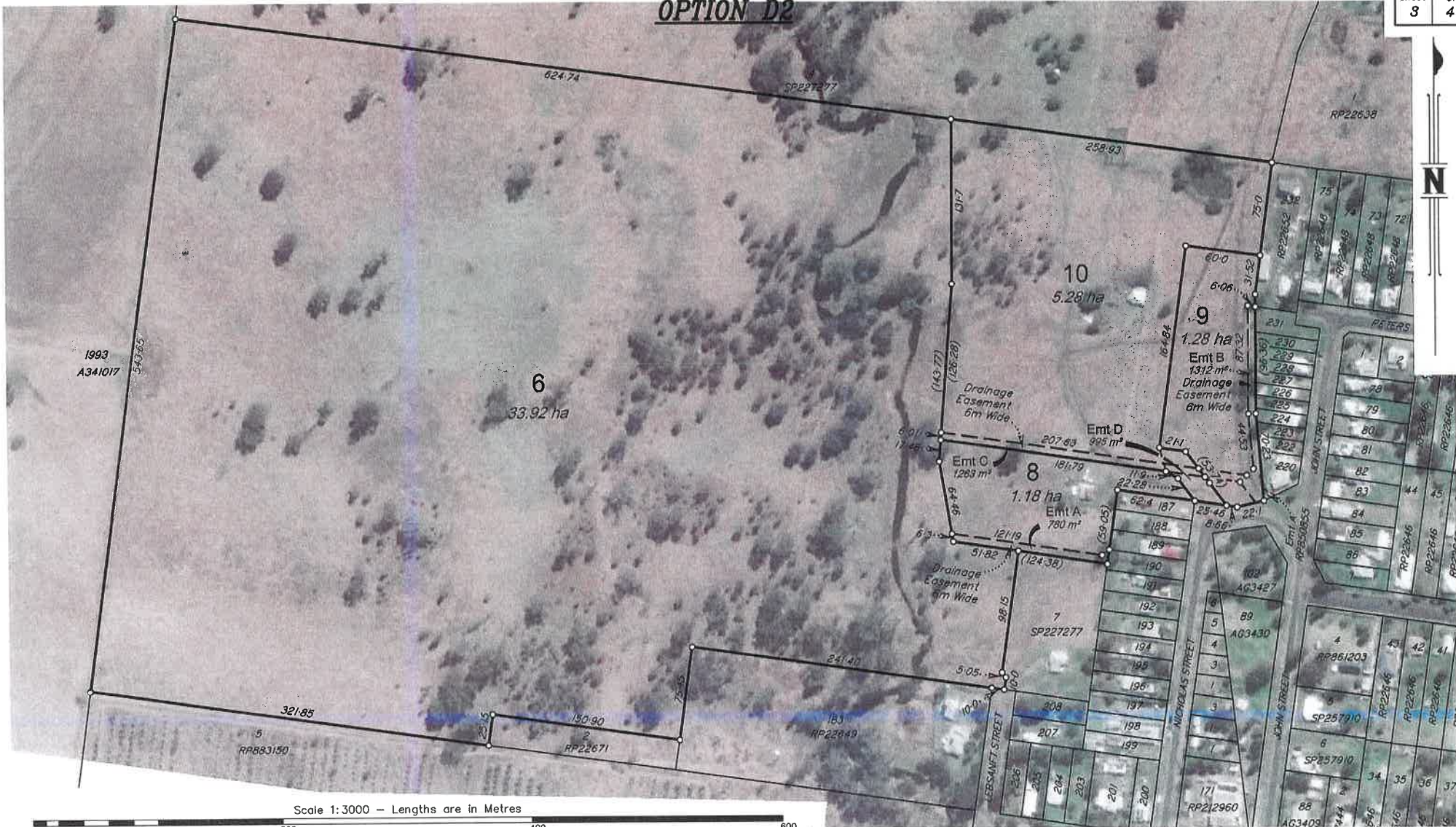
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|----------------------------------------------------------------|------------------------------|----------------------------------------------|---------------------------|
| © Copyright in Whole or Part - K. J. Wilson Cadastral Surveyor | | | |
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| CONT INT: 1.0m | SCALE: 1:3000(A3) | CLIENT: Harth | |
| HORIZONTAL DATUM: <i>Arbitrary</i> | | VERTICAL DATUM: AHD (DoR Contours) | |
| LOCAL AUTHORITY: Toowoomba Regional Council | | LOCALITY: Goombungee | |

K.J. Wilson
B.Surv.
Cadastral Surveyor

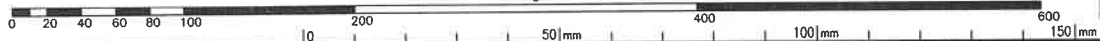


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7 Rees Drive, Highfields, 4352
P.O. Box 2437, Toowoomba, 4350

OPTION D2



Scale 1:3000 - Lengths are in Metres



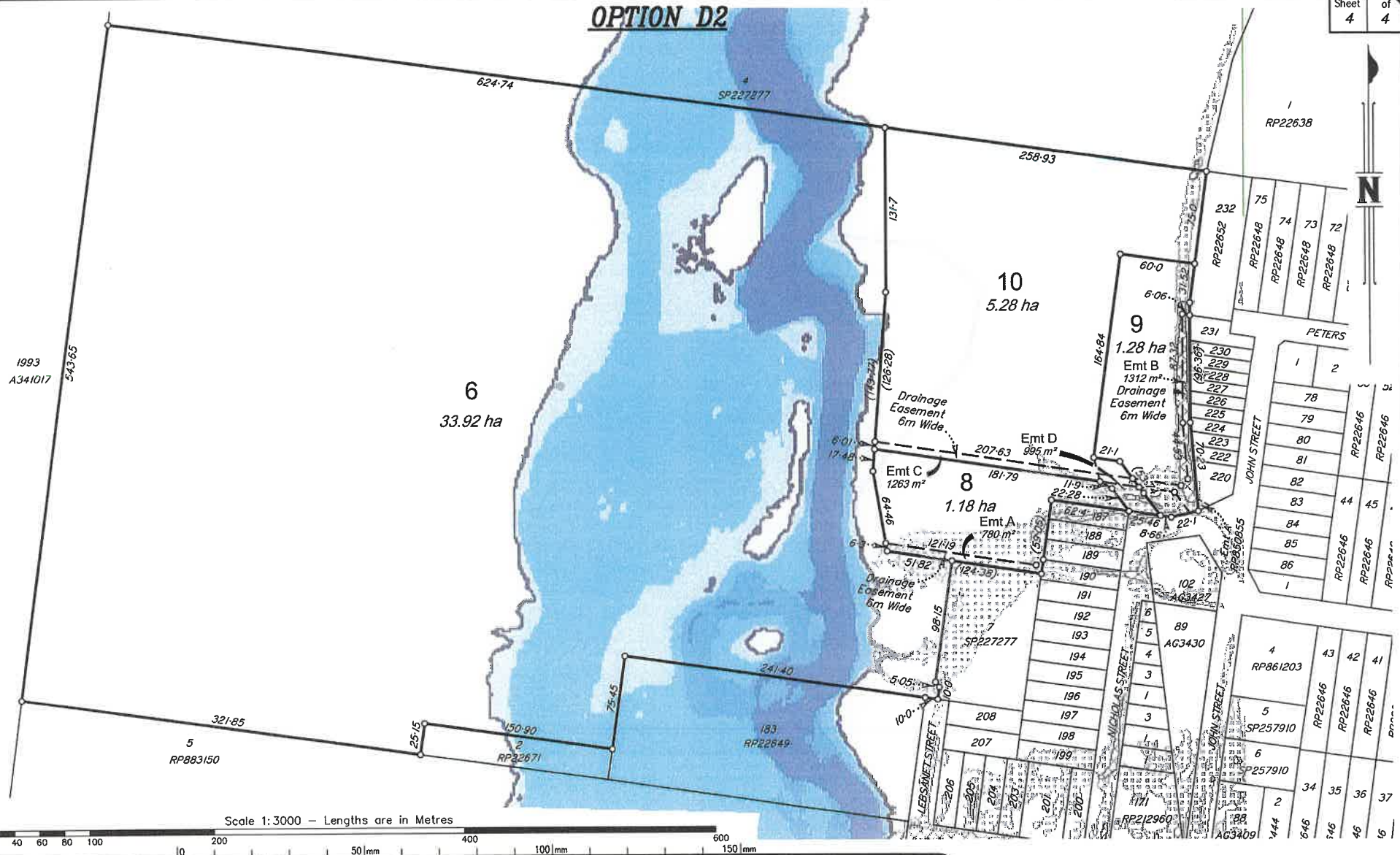
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| CONT INT: <i>1.0m</i> | SCALE: <i>1:3000(A3)</i> | CLIENT: <i>Harth</i> | |
| HORIZONTAL DATUM: <i>Arbitrary</i> | | VERTICAL DATUM: <i>AHD (DoR Contours)</i> | |
| LOCAL AUTHORITY: <i>Toowoomba Regional Council</i> | | LOCALITY: <i>Goombungee</i> | |

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OPTION D2



Scale 1:3000 - Lengths are in Metres

IMPORTANT NOTE

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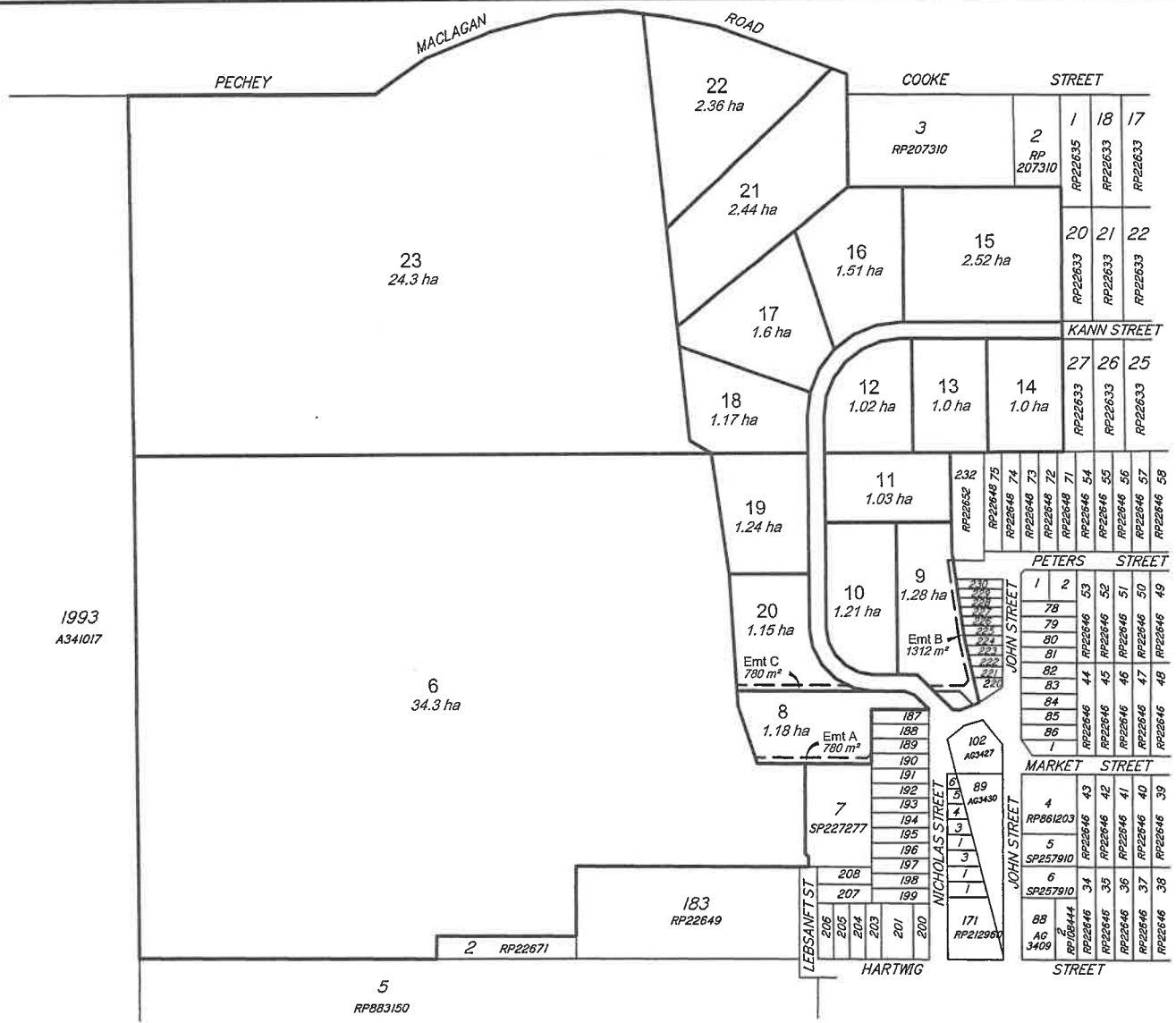
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| LOCAL AUTHORITY: Toowoomba Regional Council | | LOCALITY: Goombungee | |

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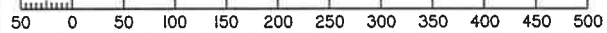
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1993
A341017

10 50 mm 100 mm 150 mm

Scale 1:5000 - Lengths are in Metres.

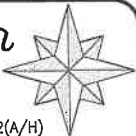


K. J. Wilson
K.J. Wilson
Cadastral Surveyor

CLIENT:
Harth
CHECKED:
K. Wilson
DRAWN:
PlanPrep

PLAN OF
Master Plan
Cancelling Lots 4 & 6 on SP227277,
and Lot 1 on RP22638

K.J. Wilson
B. Surv.
Cadastral Surveyor

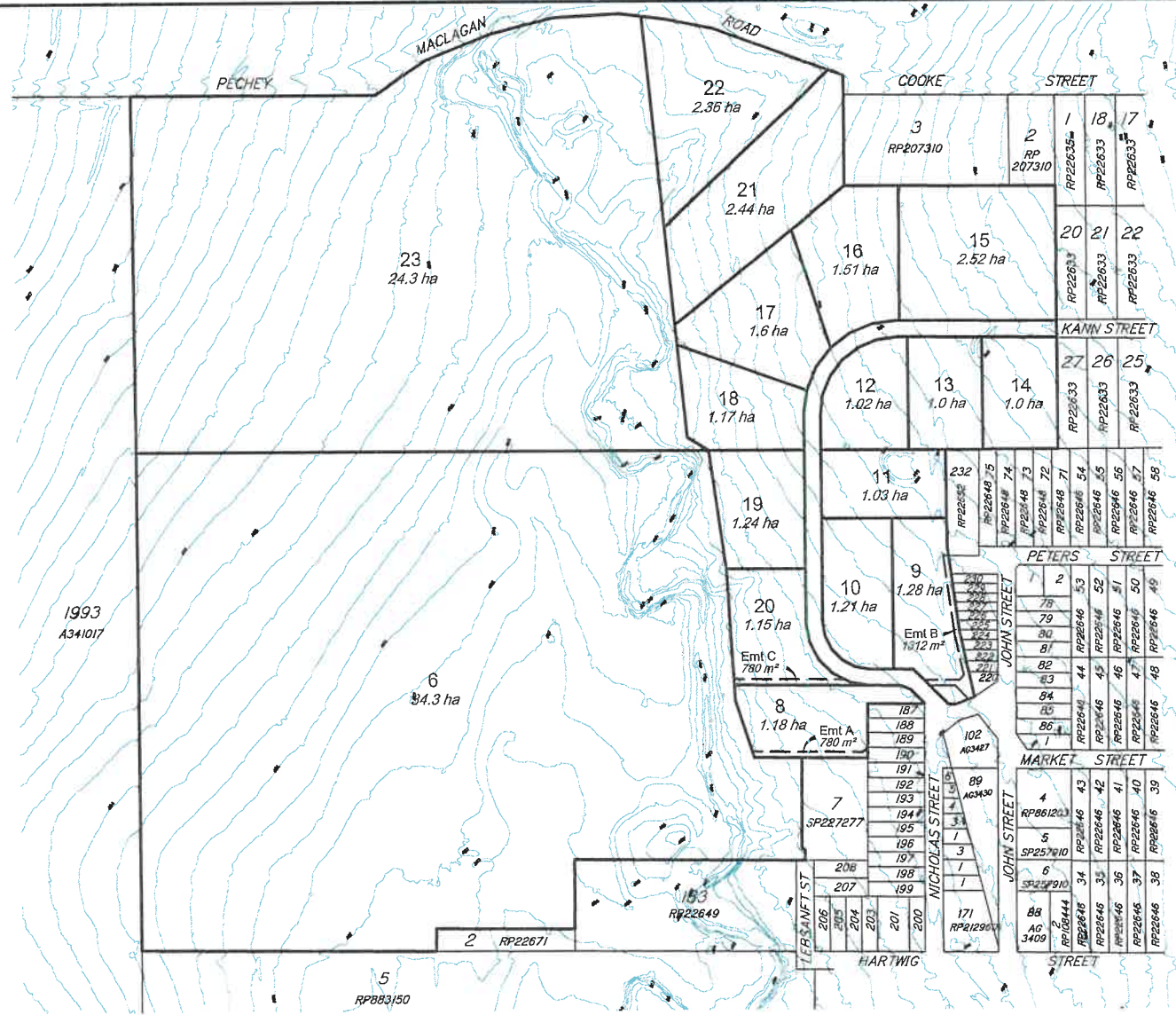


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MAP REF: 9243-2412 SCALE: 1:5000(A3) FILE REF: K4677 VERSION: E1

LOCAL AUTHORITY: Toowoomba Regional Council LOCALITY: Goombungee

IMPORTANT NOTE
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10 50mm 100mm 150mm

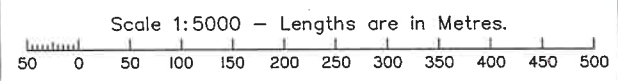
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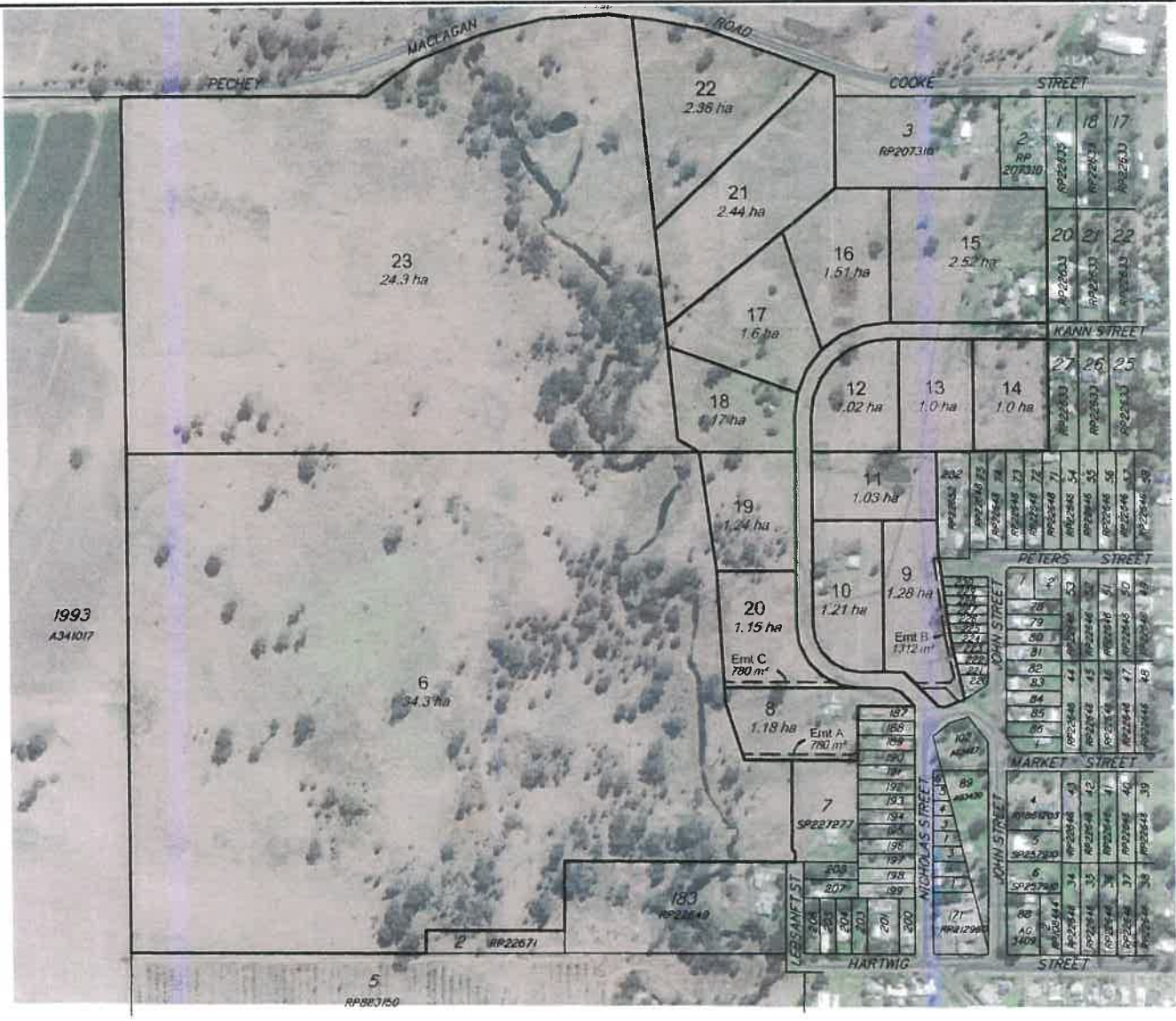
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| HORIZONTAL DATUM: Arbitrary | VERTICAL DATUM: AHD (DoR Contours) | | |
| LOCAL AUTHORITY: Toowoomba Regional Council | LOCALITY: Goombungee | | |

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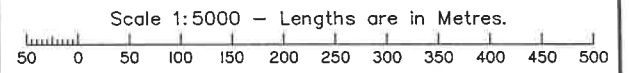


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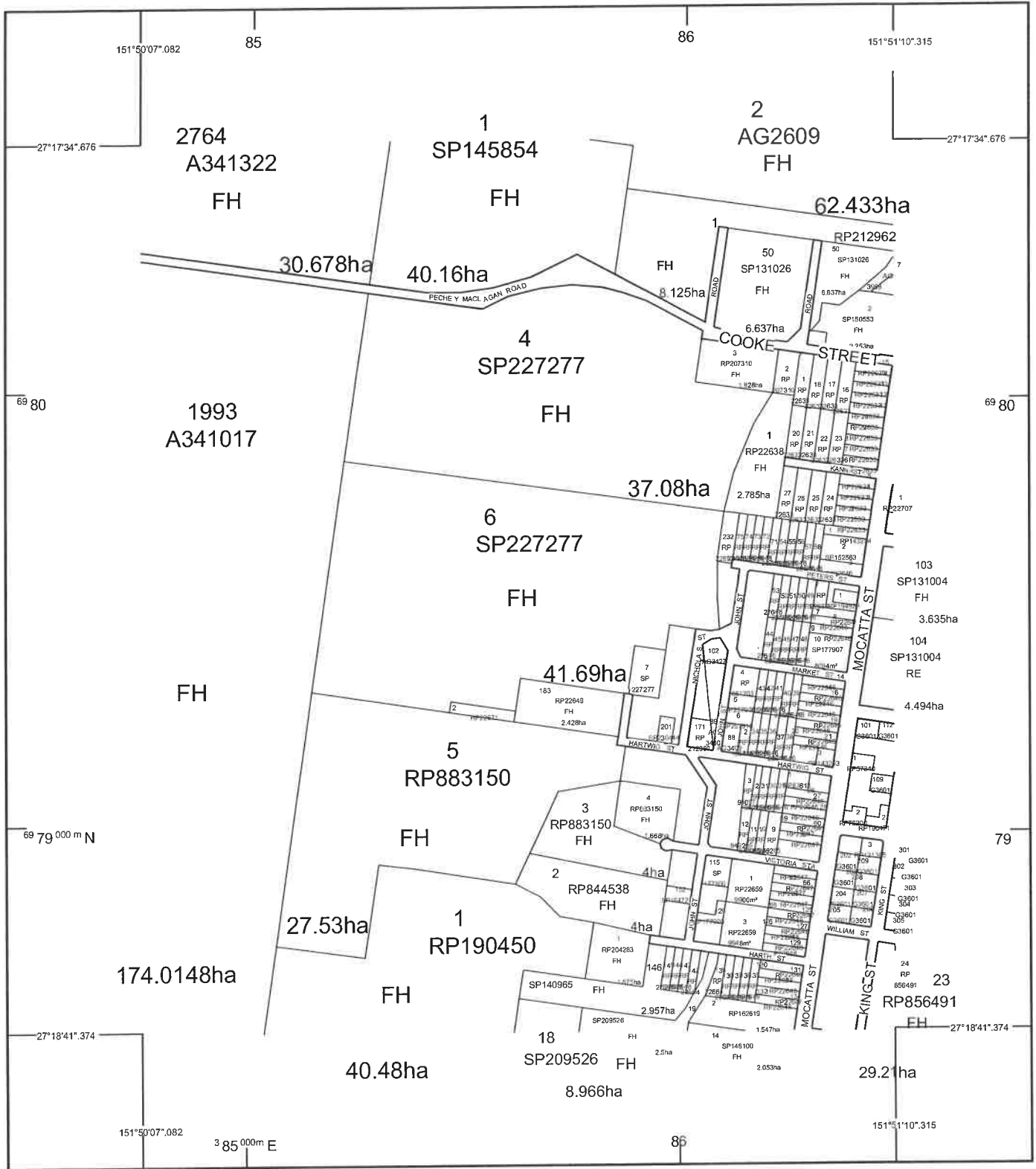
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| LOCAL AUTHORITY: Toowoomba Regional Council | | LOCALITY: Goombungee | |

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Appendix D – Smart Map



STANDARD MAP NUMBER
9243-24123



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

| | |
|------------------|-------------------------------|
| DCDB | |
| Lot/Plan | 6/SP227277 |
| Area/Volume | 41.69ha |
| Tenure | FREEHOLD |
| Local Government | TOOWOOMBA REGIONAL GOOMBUNGEE |
| Locality | |
| Segment/Parcel | 43885/345 |

CLIENT SERVICE STANDARDS

PRINTED 02/03/2026

DCDB 01/03/2026 (Lots with an area less than 1500m² are not shown)

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