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| **Table 7.2.3.7.4.2 Assessable development - Reconfiguring a lot code - Green network precinct** |

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| **Performance outcomes** | **Examples that achieve aspects of the Performance Outcome** | **E Compliance**   * **Yes** * **No See PO or** * **NA** | **Justification for compliance** |
| **Structure plan** | |  |  |
| **PO1**  Development is in accordance with a relevant Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan, Figure 7.2.3.2 - Movement, major streets, and Figure 7.2.3.4 - Green network and open space with regards to:   1. the provision of infrastructure and services associated with reconfiguring a lot and land development; 2. utilities; 3. parks and open space; 4. environmental and recreational facilities. | No example provided. |  |  |
| **Lot size and design** | |  |  |
| **PO2**  Reconfiguring a lot provides a lot size and design which accounts for protecting, maintaining and enhancing the ecological, natural and biodiversity values inherent in the precinct. | **E2**  Development is in accordance with a Neighbourhood development plan. |  |  |
| **PO3**  Areas for recreation and open space purposes are provided in locations, and of a size and design standard to meet the recreational needs of the community in accordance with Figure 7.2.3.4 - Green network and open space. | **E3**  Development is in accordance with a Neighbourhood development plan. |  |  |
| **PO4**  Areas of recreation and open space are of a size and design standard to meet the needs of the expected users.  Parks([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) are provided as follows:   |  |  |  |  | | --- | --- | --- | --- | | Open space type | Minimum area | Walking catchment | Rate | | Small local park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) recreation | 0.3 ha - 0.5 ha | 150-300m | 0.5ha/1000 persons | | Local park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) recreation | 0.5 ha - 1ha | 400m | | District park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) recreation | 4 ha | 1.2km | 0.5 ha/1000 persons | | District civic park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) (Town centre  only) | 3000m2 | n/a | n/a – only 1 needed in the Town centre | | Regional/District sports\* | 4 parks add up to 80ha | n/a | 4 parks @ 80ha each |  |  | | --- | | \* Regional and district parks have been identified on the Figure 7.2.3.4 - Green network and open space. | | **E4**  Development is in accordance with a Neighbourhood development plan. |  |  |
| **PO5**  The safety and useability of areas for recreation and open space purposes are ensured through the careful design of the street network and lot locations which provide high levels of surveillance and access. The provision of parks will consider the following:   1. local and district parks are bordered by streets and not lots wherever possible; 2. where lots do address local and district parks, fencing is provided along the park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) boundary at a maximum height of 1m prior to the sealing of the plan of subdivision; 3. the design of fencing and retaining features allows for safe and direct pedestrian access between the park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) and private allotment through the use of private gates and limited retaining features along park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) boundaries. | **E5**  Development is in accordance with a Neighbourhood development plan. |  |  |
| **Servicing** | |  |  |
| **PO6**  Each lot is provided with an appropriate level of service and infrastructure commensurate with the proposed use and the purpose and intent of the Green network precinct. | No example is provided |  |  |
| **Vegetation clearing and environmental offsetting** | |  |  |
| **PO7**  No vegetation clearing is permitted except for:   1. the provision of infrastructure and services associated with reconfiguring a lot and land development; 2. utilities; 3. parks and open space; 4. environmental and recreational facilities. | No example provided. |  |  |

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| **Boundary realignment** | |  | |  |
| **PO8**  Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve. | No example provided. |  | |  |
| **PO9**  Boundary realignment does not result in:   1. existing land uses on-site becoming non-complying with planning scheme criteria; 2. lots being unserviced by infrastructure; 3. lots not providing for own private servicing; 4. lots of a size or dimension inconsistent with that identified for any precinct or sub-precinct; 5. loss of habitat trees. Where habitat trees are to   be cleared, replacement fauna nesting boxes are  provided at the rate of 1 nest box for every hollow  removed. Where hollows have not yet formed in  trees > 80cm in diameter at 1.3m height, 3 nest  boxes are required for every habitat tree removed;   1. adverse impacts on the quality and integrity of the biodiversity and ecological values inherent to a High Value Area identified in Overlay map - Environmental areas. | No example provided. |  |  | |
| **Reconfiguring a lot other than creating freehold lots** | |  | |  |
| **PO10**  Reconfiguring a lot which separates existing or approved buildings whether or not including land, or separates land by way of lease does not result in land uses becoming non-compliant or dependant elements of a use being separated by title. | No example provided. |  |  | |
| **Volumetric subdivision** | |  | |  |
| **PO11**  The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming non-compliant. | No example provided. |  |  | |
| **Reticulated supply** | |  | |  |
| **PO12**  Each lot is provided with an appropriate level of service and infrastructure, including water supply, stormwater management, sewerage disposal, stormwater drainage, electricity, telecommunications and gas (if available) in a manner that:   1. is efficient in delivery of service; 2. is effective in delivery of service; 3. is conveniently accessible in the event of maintenance or repair; 4. minimises whole of life cycle costs for that infrastructure; 5. minimises risk of potential adverse impacts on the natural and built environment; 6. minimises risk of potential adverse impact on amenity and character values; 7. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources. | **E12**  Lots are provided with:   1. a connection to the reticulated water supply infrastructure network; 2. a connection to the reticulated sewerage infrastructure network; 3. a connection to the reticulated electricity infrastructure network; and 4. where available, access to a high speed telecommunication network. |  |  | |
| **Stormwater location and design** | |  | |  |
| **PO13**  The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles. | No example provided. |  |  | |
| **PO14**  Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion. | No example provided. |  |  | |
| **PO15**  Natural streams and riparian vegetation are retained and enhanced through revegetation. | No example provided. |  |  | |
| **PO16**  Development maintains and improves the environmental values of waterway ecosystems. | No example provided. |  |  | |
| **Stormwater management system** | |  | |  |
| **PO17**  The major drainage system has the capacity to safely convey stormwater flows for the defined flood event. | **E17**  The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event without allowing flows to encroach upon private lots. |  |  | |
| **PO18**  Overland flow paths (for any storm event) from roads and public open space areas do not pass through private lots. | **E18**  Drainage pathways are provided to accommodate overland flows from roads and public open space areas*.* |  |  | |
| **PO19**  Development achieves the design objectives in Table A and B in Appendix 2 of the SPP.   |  | | --- | | Note - To demonstrate achievement of this performance outcome, a stormwater quality management is prepared by a suitably qualified person in accordance with Planning scheme policy - Stormwater management. | | No example provided. |  | |  |
| **PO20**  The stormwater management system is designed to:   1. protect the environmental values in downstream waterways; 2. maintain ground water recharge areas; 3. preserve existing natural wetlands and associated buffers; 4. avoid disturbing soils or sediments; 5. avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas; 6. maintain and improve receiving water quality; 7. protect natural waterway configuration; 8. protect natural wetlands and vegetation; 9. protect downstream and adjacent properties; 10. protect and enhance riparian areas. | No example provided. |  |  | |
| **PO21**  Design and construction of the stormwater management system:   1. utilise methods and materials to minimise the whole of life-cycle costs of the stormwater management system; and 2. are coordinated with civil and other landscaping works.  |  | | --- | | Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design. | | No example provided. |  |  | |
| **PO22**  Where connecting to or in association with a minor green corridor shown on a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 Green network and open space, development will adopt bio-retention systems for stormwater treatment that recognises and promotes Council's Total Water Cycle Management policy and the efficient use of water resources.   |  | | --- | | Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design | |  |  |  | |
| **Noise** | |  |  | |
| **PO23**  Noise attenuation structure (e.g. walls, barriers or fences):   1. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); 2. maintain the amenity of the streetscape.  |  | | --- | | Note - A noise impact assessment may be required to demonstrate compliance with this PO.  Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. | | Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. | | **E23**  Noise attenuation structures (e.g. walls, barriers or fences):   1. are not visible from an adjoining road or public area unless; 2. adjoining a motorway or rail line; or 3. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. 4. do not remove existing or prevent future active transport routes or connections to the street network; 5. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.  |  | | --- | | Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. | | Note - Refer to Overlay map – Active transport for future active transport routes. | |  |  | |

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| **Values and constraints criteria**   |  | | --- | | Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme. | | | | |
| **High voltage electricity line buffer** **(refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)**   |  | | --- | | Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. | | | | |
| **PO24**  Lots provide a development footprint outside of the buffer. | No example provided. |  |  |
| **PO25**  The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply. | **E25**  No new lots are created in the buffer area. |  |  |
| **PO26**  The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work. | **E26**  No new lots are created in the buffer area. |  |  |
| **PO27**  Boundary realignments:   1. do not result in the creation of additional building development within the buffer; 2. result in the reduction of building development opportunities within the buffer. | No example provided. |  |  |
| **Bulk water supply infrastructure buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)**   |  | | --- | | Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. | | | | |
| **PO28**  Lots provide a development footprint outside of the buffer. | No example provided. |  |  |
| **PO29**  The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply. | No example provided. |  |  |
| **PO30**  The creation of lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work. | No example provided. |  |  |
| **PO31**  Boundary realignments:   1. do not result in the creation of additional building development within the buffer; 2. results in the reduction of building development opportunities within the buffer. | No example provided. |  |  |
| **Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)**   |  | | --- | | Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council. | | | | |
| **PO32**  Development:   1. minimises the risk to persons from overland flow; 2. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. | No example provided. |  |  |
| **PO33**  Development:   1. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; 2. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.  |  | | --- | | Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow. | | **E33**  Development ensures that any buildings are not located in an Overland flow path area.   |  | | --- | | Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property. | |  |  |
| **PO34**  Development does not:   1. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; 2. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.  |  | | --- | | Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. | | Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. |  |  | | --- | | Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow | | No example provided. |  |  |
| **PO35**  Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone. | **E35**  Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone. |  |  |
| **PO36**  Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained.   |  | | --- | | Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. | | Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow | | **E36.1**  Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:   1. Urban area – Level III; 2. Rural area – N/A; 3. Industrial area – Level V; 4. Commercial area – Level V. |  |  |
| **E36.2**  Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment. |  |  |
| **PO37**  Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:   1. a stormwater pipe if the nominal pipe diameter exceeds 300mm; 2. an overland flow path where it crosses more than one property; and 3. inter-allotment drainage infrastructure.  |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for details and examples. | | Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM. | | No example provided |  |  |
| **Additional criteria for development for a Park(**[57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)**)** | |  |  |
| **PO38**  Development for a Park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:   1. public benefit and enjoyment is maximised; 2. impacts on the asset life and integrity of park structures is minimised; 3. maintenance and replacement costs are minimised. | **E38**  Development for a Park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design. |  |  |