|  |  |  |  |
| --- | --- | --- | --- |
| **Table 7.2.2.1.1 Assessable development - Reconfiguring a lot code - Woodfordia local area plan** | | | |
| **Performance outcomes** | **Examples that achieve aspects of the Performance Outcomes** | **E Compliance**   * **Yes** * **No see PO or** * **NA** | **Justification for compliance** |
| **Lot size and design** | |  |  |
| **PO1**  Reconfiguring of a lot, including boundary realignment, maintains or enhances the existing low density, open area character of the zone and does not result in lot sizes of less than 100 hectares unless created to accommodate one of the following uses:   1. road severance; 2. Emergency services([25](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570961)); 3. water cycle management infrastructure; 4. a waste management facility; 5. telecommunication infrastructure; 6. electricity infrastructure; 7. Cemetery([12](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570682)) or Crematorium([18](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570804)); 8. Detention facility([20](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e570846)) | No example provided. |  |  |
| **PO2**  Lot layout minimises the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape and of adjoining lots. | **E2.1**  Development ensures that any cutting, filling, retaining walls and earthworks have maximum vertical dimensions of 1.5m either as a single element or a step in a terrace or series of terraces. |  |  |
| **E2.2**  Street alignment follows ridges or gullies or run perpendicular to slope. |  |  |
| **PO3**  All new lots have a minimum of road frontage of 100m to allow for safe and convenient access. | No example provided. |  |  |
| **Boundary realignment** | | | |
| **PO4**  Boundary realignment:   1. does not result in the creation, or in the potential creation of, additional lots; 2. is an improvement on the existing land use situation; 3. do not result in existing land uses on-site becoming non-compliant with planning scheme criteria; 4. results in lots which have appropriate size, dimensions and access to cater for uses consistent with the zone; 5. infrastructure and services are wholly contained within the lot they serve; 6. ensures the uninterrupted continuation of lots providing for their own private servicing. | No example provided. |  |  |
| **Reconfiguring a lot other than creating freehold lots** | | | |
| **PO5**  Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 199*7 is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:   1. inconsistent with any approvals on which those uses rely; or 2. inconsistent with the for accepted development requirements applying to those uses at the time that they were established.  |  | | --- | | Note -An examples of land uses becoming unlawful includes, but are not limited to the following; land on which a building has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. | | Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements. | | No example provided. |  |  |
| **Reconfiguring by Lease** | |  |  |
| **PO6**  Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:   1. inconsistent with any approvals on which those uses rely; or 2. inconsistent with the for accepted development requirements applying to those uses at the time that they were established.  |  | | --- | | Note - An example of a land use becoming unlawful is a building over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the building. | | Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. |  |  | | --- | | Editor’s note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome:   1. a lease for a term, including renewal options, not exceeding 10 years; and 2. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*. | | No example provided. |  |  |
| **Volumetric subdivision** | |  |  |
| **PO7**  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 zone and does not result in existing land uses on site becoming non-compliant.   |  | | --- | | Note - Example include but are not limited to:   1. Where a commercial or industrial land use contains an ancillary office, the office cannot be separately titled as it is considered part of the commercial or industrial use. | | No example provided. |  |  |
| **Road network** | |  |  |
| **PO8**  Roads are designed and constructed to cater for:   1. safe and convenient pedestrian and cycle movement; 2. adequate on street parking; 3. expected traffic speeds and volumes; 4. utilities and stormwater drainage; 5. lot access, sight lines and public safety; 6. emergency access and waste collection.  |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome. | | No example provided. |  |  |
| **PO9**  Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.   |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome. | | No example provided*.* |  |  |
| **Services** | |  |  |
| **PO10**  Each lot is provided with an appropriate level of service and infrastructure commensurate with the Rural zone. All services, including water supply, stormwater management, sewage disposal, drainage, electricity, gas and telecommunications are provided 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 provided; 5. minimises risk of potential adverse impacts on natural and physical 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. | **E10**  New lots are provided with:   1. a connection to the reticulated water supply infrastructure network where available or otherwise potable water from an on-site water storage; 2. a connection to the reticulated sewerage infrastructure network or otherwise an on-site effluent treatment and disposal system; 3. a connection to the reticulated electricity infrastructure network or a separate electricity generation capacity; 4. where available, access to a high speed telecommunication network. |  |  |
| **PO11**  Lots are of a sufficient grade to accommodate effective stormwater drainage to a legal point of discharge. | **E11**  The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge. |  |  |
| **Park**([57](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571734))**and open space** | |  |  |
| **PO12**  Park([57](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571734)) and open space, where required, is provided of a size and design standard to meet the needs of the expected users.   |  | | --- | | Note - To determine the size and design standards for Parks([57](file:///C:\Users\seang\OneDrive%20-%20Objective%20Corp\Desktop\HTML-Export\section_s1332743627723.html#target-d768251e571734)) refer to Planning scheme policy - Integrated design. | | No example provided. |  |  |
| **Native vegetation where not located in Woodfordia Open Space Areas identified within Map 7.2.2.2** | |  |  |
| **PO13**  No reconfiguring of a lot is to occur within 4m of an open space areas identified within Figure 7.2.2.2: Woodfordia Open Space Areas. | No example provided. |  |  |
| **PO14**  Reconfiguring a lot facilitates the retention of native vegetation by:   1. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; 2. ensuring habitat trees are located outside a development footprint.  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. 3. providing safe, unimpeded, convenient and ongoing wildlife movement; 4. avoiding creating fragmented and isolated patches of native vegetation. 5. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; 6. ensuring that soil erosion and land degradation does not occur; 7. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. | No example provided. |  |  |
| **Noise** | |  |  |
| **PO15**  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. | | **E15**  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. | |  |  |
| **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. | | | | |
| **Landslide (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)**   |  | | --- | | Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy - Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria. | | | | |
| **PO16**  Lots ensure that:   1. future building location is located in part of a site not subject to landslide risk; 2. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; 3. there is minimal disturbance to natural drainage patterns; 4. earthworks does not:    1. involve cut and filling having a height greater than 1.5m;    2. involve any retaining wall having a height greater than 1.5m;    3. involve earthworks exceeding 50m3;    4. redirect or alter the existing flows of surface or groundwater. | **E16.1**  Lots provides development footprint for all lots free from risk of landslide. |  |  |
| **E16.2**  Development footprints and driveways for a lot does not exceed 15% slope. |  |  |
| **Bushfire hazard(refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)**   |  | | --- | | Note - The preparation of a bushfire management plan in accordance with Planning scheme policy - Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. | | | | |
| **PO17**  Lots are designed to:   1. minimise the risk from bushfire hazard to each lot and provide safe sites for buildings and structures; 2. limit the possible spread paths of bushfire within the reconfiguring; 3. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; 4. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event. | **E17**  Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located:   1. within an appropriate development footprint; 2. within the lowest hazard locations on a lot; 3. to achieve minimum separation from any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level (BAL) of more than 29  (as identified under AS3959-2009), whichever is the greater; 4. to achieve a minimum separation from any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level (BAL) of more than 29 (as identified under AS3959-2009), whichever is the greater; 5. away from ridgelines and hilltops; 6. on land with a slope of less than 15%; 7. away from north to west facing slopes. |  |  |
| **PO18**  Lots provide adequate water supply and infrastructure to support fire-fighting. | **E18**  For water supply purposes, reconfiguring a lot ensures that:   1. lots have access to a reticulated water supply provided by a distributer-retailer for the area; or 2. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10,000 litres and located within a development footprint. |  |  |
| **PO19**  Lots are designed to :   1. promote safe site access by avoiding potential entrapment situations; 2. promote accessibility and manoeuvring for fire fighting during bushfire. | **E19**  Reconfiguring a lot ensures a new lot is provided with:   1. direct road access and egress to public roads; 2. an alternative access where the private driveway is longer than 100m to reach a public road; 3. driveway access to a public road that has a gradient no greater than 12.5%; 4. minimum width of 3.5m. |  |  |
| **PO20**  Lots ensure the road layout and design supports:   1. safe and efficient emergency services access to sites; and manoeuvring within the subdivision; 2. availability and maintenance of access routes for the purpose of safe evacuation. | **E20**  Reconfiguring a lot provides a road layout which:   1. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by:    1. a cleared width of 20m;    2. road gradients not exceeding 12.5%;    3. pavement and surface treatment capable of being used by emergency vehicles;    4. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. 2. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating:    1. a minimum cleared width of 6m and minimum formed width of 4m;    2. gradient not exceeding 12.5%;    3. cross slope not exceeding 10%;    4. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design;    5. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre;    6. passing bays and turning/reversing bays every 200m;    7. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. 3. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and 4. excludes dead-end roads. |  |  |
| **Scenic amenity (refer Overlay map - Scenic amenity 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. | | | | |
| **PO21**  Lots are sited, designed and oriented to:   1. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation and coastal trees; 2. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill; 3. ensure that buildings and structures are not located on a hill top or ridgeline; 4. ensure that roads, driveways and accessways go across land contours, and do not cut straight up slopes and follow natural contours, not resulting in batters or retaining walls being greater than 1m in height. | No example provided. |  |  |
| **Gas pipeline 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 standards. | | | | |
| **PO22**  New lots provide a development footprint outside of the buffer. | No example provided. |  |  |
| **PO23**  The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply. | No example provided. |  |  |
| **PO24**  The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work. | No example provided. |  |  |
| **PO25**  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. | | | | |
| **PO26**  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. |  |  |
| **PO27**  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. | | **E27**  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. | |  |  |
| **PO28**  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. |  |  |
| **PO29**  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. | **E29**  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. |  |  |
| **PO30**  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 | | **E30.1**  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. |  |  |
| **E30.2**  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. |  |  |
| **PO31**  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. |  |  |
| **Environmental areas (refer Overlay map - Environmental areas 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. | | | | |
| **PO32**  No new boundaries are to be located within 4m of a High Value Area. | No example provided. |  |  |
| **PO33**  Lots are designed to:   1. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; 2. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; 3. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; 4. provide safe, unimpeded, convenient and ongoing wildlife movement; 5. avoid creating fragmented and isolated patches of native vegetation; 6. ensuring that soil erosion and land degradation does not occur; 7. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.   AND  Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. | **E33**  Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area. |  |  |
| **Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)**   |  | | --- | | Note - - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. | | | | |
| **PO34**  Lots are designed to:   1. minimise the extent of encroachment into the riparian and wetland setback; 2. ensure the protection of wildlife corridors and connectivity; 3. reduce the impact on fauna habitats; 4. minimise edge effects; 5. ensure an appropriate extent of public access to waterways and wetlands. | **E34**  Reconfiguring a lot ensures that:   1. no new lots are created within a riparian and wetland setback; 2. new public roads are located between the riparian and wetland setback and the proposed new lots.  |  | | --- | | Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. | |  |  |