

9.4.1.2 Community facilities zone

9.4.1.2.1 Purpose - Community facilities zone

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Community facilities zone, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Community facilities zone specific overall outcomes:
 - a. Reconfiguring a lot maintains lots of sufficient size and dimension to facilitate development of a scale and intensity consistent with the applicable precinct.
 - b. Lots created for community facilities purposes are strategically located to best service their catchment, whilst having regard to possible impacts on, and from, surrounding uses and infrastructure.
 - c. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
 - iv. protecting native species and protecting and enhancing native species habitat;
 - v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
 - vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
 - viii. Ensuring effective and efficient disaster management response and recovery capabilities.
 - d. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:
 - i. responds to the risk presented by overland flow and minimises risk to personal safety;
 - ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
 - iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
 - iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
 - e. Reconfiguring a lot achieves the intent and purpose of the Community facilities zone outcomes as identified in Part 6 or where in the Redcliffe Kippa-Ring local plan area, achieves the intent and purpose of the Redcliffe Kippa-Ring local plan and applicable precinct as identified in Part 7.

9.4.1.2.2 Requirement for assessment

Part B - Criteria for assessable development - Community facilities zone

9 Development codes

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part B, Table 9.4.1.2.1 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 9.4.1.2.1 Assessable development - Community facilities zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
<p>PO1</p> <p>Lots are of sufficient size and design to accommodate land uses consistent in the zone and applicable precinct with regard to areas required for:</p> <ul style="list-style-type: none"> a. buildings and associated structures; b. convenient and safe access; c. on-site car parking; d. on-site manoeuvring to ensure vehicle egress and access in forward gear; e. appropriately sited loading and servicing areas; f. setbacks, buffers and landscaping where required; g. maintaining the required level of functionality during and immediately after a natural hazard event. <p>Note - refer to the overall outcomes for the Community facilities zone for a list of consistent uses.</p>	<p>No example provided.</p>
Boundary realignment	
<p>PO2</p> <p>Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.</p>	<p>No example provided.</p>
<p>PO3</p> <p>Boundary realignment does not result in:</p> <ul style="list-style-type: none"> a. existing land uses on-site becoming non-complying with planning scheme criteria; 	<p>No example provided.</p>

<p>b. lots being unserviced by infrastructure;</p> <p>c. lots not providing for own private servicing.</p> <p>Note - Examples of a. above may include but are not limited to:</p> <p>a. minimum lot size requirements;</p> <p>b. setbacks</p> <p>c. parking and access requirements;</p> <p>d. servicing and Infrastructure requirements;</p> <p>e. dependant elements of an existing or approved land use being separately titled, including but not limited to:</p> <p>i. Where premises is approved as Multiple dwelling ⁽⁴⁹⁾ with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling approval.</p> <p>ii. Where a commercial or industrial land use contains an ancillary office ⁽⁵³⁾, the office ⁽⁵³⁾ cannot be separately titled as it is considered part of the commercial or industrial use.</p> <p>iii. Where a Dwelling house ⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house ⁽²²⁾ use.</p>	
<p>PO4</p> <p>Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct.</p> <p>Note - Refer to overall outcomes for the Community Facilities zone - and relevant precinct for uses consistent in this precinct.</p>	<p>No example provided.</p>
<p>Reconfiguring existing development by Community Title</p>	
<p>PO5</p> <p>Reconfiguring a lot which creates or amends a community title scheme as described in the <i>Body Corporate and Community Management Act 1997</i> 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:</p>	<p>No example provided.</p>

9 Development codes

<p>a. inconsistent with any approvals on which those uses rely; or</p> <p>b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established.</p> <p>Note - Examples of land uses becoming unlawful include, but are not limited to the following:</p> <p>a. Land on which a Dual occupancy⁽²¹⁾ has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy⁽²¹⁾ to two separate Dwelling houses⁽²¹⁾; at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses⁽²²⁾.</p> <p>b. Land on which a Multiple dwelling⁽⁴⁹⁾ 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.</p> <p>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.</p>	
Reconfiguring by Lease	
<p>PO6</p> <p>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:</p> <p>a. inconsistent with any approvals on which those uses rely; or</p> <p>b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established.</p> <p>Note - An example of a land use becoming unlawful is a Multiple dwelling⁽⁴⁹⁾ 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 Multiple dwelling⁽⁴⁹⁾:</p>	<p>No example provided.</p>

<p>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.</p> <p>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:</p> <ol style="list-style-type: none"> a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>. 	
<p>Volumetric subdivision</p>	
<p>PO7</p> <p>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-complying with planning scheme criteria.</p> <p>Note - An example may include but are not limited to:</p> <ol style="list-style-type: none"> a. where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use. 	<p>No example provided.</p>
<p>Access Easements</p>	
<p>PO8</p> <p>Access easements contain a driveway constructed to an appropriate standard for the intended use.</p>	<p>No example provided.</p>
<p>PO9</p> <p>Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.</p>	<p>No example provided.</p>
<p>PO10</p> <p>The easement covers all works associated with the access.</p>	<p>E10</p> <p>The easement covers all driveway construction including cut and fill batters, drainage works and utility services.</p>
<p>PO11</p>	<p>No example provided.</p>

9 Development codes

<p>Relocation or alteration of existing services are undertaken as a result of the access easement.</p>	
<p>Utilities</p>	
<p>PO12</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>No example provided.</p>
<p>Stormwater Location and Design</p>	
<p>PO13</p> <p>Where development is for an urban purpose that involves a land 2500m² or greater in size and results in 6 or more lots, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</p>	<p>No example provided.</p>
<p>PO14</p> <p>Development is designed and constructed to achieve Water Sensitive Urban Design best practice including:</p> <ol style="list-style-type: none"> a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising capital and maintenance costs of stormwater infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design.</p>	<p>No example provided.</p>

9 Development codes

<p>Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.</p>									
<p>PO15</p> <p>Stormwater drainage infrastructure (including inter-allotment drainage) within private land is protected by easements in favour of Council with sufficient area for practical access for maintenance.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>E15</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 779 1430 1339"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Pipe Diameter	Minimum Easement Width (excluding access requirements)								
Stormwater pipe up to 825mm diameter	3.0m								
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO16</p> <p>Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								
<p>PO17</p> <p>Natural streams and riparian vegetation affected by development are retained and enhanced through revegetation.</p>	<p>No example provided.</p>								
<p>PO18</p>	<p>E18</p>								

9 Development codes

<p>Areas constructed as detention basins:</p> <ul style="list-style-type: none"> a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land. 	<p>Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
<p>PO19</p> <p>Development maintains the environmental values of waterway ecosystems.</p>	<p>No example provided.</p>
<p>PO20</p> <p>A constructed waterbody proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest.</p>	<p>No example provided.</p>
<p>PO21</p> <p>Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.</p>	<p>E21</p> <p>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.</p>

Stormwater management system	
<p>PO22</p> <p>The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.</p>	<p>E22</p> <p>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.</p>
<p>PO23</p> <p>Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.</p>	<p>E23</p> <p>Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The overland flow paths have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.</p>
<p>PO24</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or</p>	<p>E24</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>

9 Development codes

<p>premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	
<p>PO25</p> <p>The stormwater management system is designed to:</p> <ul style="list-style-type: none"> a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas. 	<p>No example provided.</p>
<p>PO26</p> <p>Design and construction of the stormwater management system:</p> <ul style="list-style-type: none"> a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>

Native vegetation where not located in the Environmental areas overlay	
<p>PO27</p>	<p>No example provided.</p>

9 Development codes

<p>Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ol style="list-style-type: none"> a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. 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; c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. 	
Noise	
<p>PO28</p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. 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); b. maintain the amenity of the streetscape. <p>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.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>E28</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless; <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. 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. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>

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.

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.

<p>PO29</p> <p>Lots are designed to:</p> <ul style="list-style-type: none"> a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event. 	<p>E29</p> <p>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:</p> <ul style="list-style-type: none"> a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS 3959 Construction of buildings in bushfire-prone areas), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS 3959 Construction of buildings in bushfire-prone areas), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
<p>PO30</p> <p>Lots provide adequate water supply and infrastructure to support fire-fighting.</p>	<p>E30</p> <p>For water supply purposes, reconfiguring a lot ensures that:</p>

9 Development codes

	<ul style="list-style-type: none"> a. Lots have access to a reticulated water supply provided by a distributor retailer for the area; or b. 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.
<p>PO31</p> <p>Lots are designed to achieve:</p> <ul style="list-style-type: none"> a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire. 	<p>E31</p> <p>Reconfiguring a lot ensures a new lot is provided with:</p> <ul style="list-style-type: none"> a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
<p>PO32</p> <p>The road layout and design supports:</p> <ul style="list-style-type: none"> a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation. 	<p>E32</p> <p>Reconfiguring a lot provides a road layout which:</p> <ul style="list-style-type: none"> a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: <ul style="list-style-type: none"> i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: <ul style="list-style-type: none"> i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%;

9 Development codes

	<ul style="list-style-type: none"> iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. <p>c. 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</p> <p>d. excludes dead-end roads.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p>	
<p>PO33</p> <p>No new boundaries are to occur within 4m of a High Value Area.</p>	<p>No example provided.</p>
<p>PO34</p> <p>Lots are designed to:</p> <ul style="list-style-type: none"> a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; 	<p>E34</p> <p>Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.</p>

9 Development codes

<p>e. avoid creating fragmented and isolated patches of native vegetation;</p> <p>f. ensuring that soil erosion and land degradation does not occur;</p> <p>g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.</p> <p>AND</p> <p>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.</p>	
<p>Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO35</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO36</p> <p>Access to a new lot is not from an identified extractive industry transportation route, but to an alternative public road.</p>	<p>No example provided.</p>
<p>Extractive resources separation area (refer Overlay map - Extractive resources to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO37</p> <p>Lots provide a development footprint outside of the separation area.</p>	<p>No example provided.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO38</p>	<p>No example provided.</p>

9 Development codes

<p>Lots do not:</p> <ol style="list-style-type: none"> reduce public access to a heritage place, building, item or object; create the potential to adversely affect views to and from the heritage place, building, item or object; obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place. 	
<p>PO39</p> <p>Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.</p>	<p>No example provided.</p>
<p>Infrastructure buffers (refer to Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance standards.</p>	
<p>Bulk water supply infrastructure</p>	
<p>PO40</p> <p>Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.</p>	<p>No example provided.</p>
<p>PO41</p> <p>Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.</p>	<p>E41</p> <p>Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.</p>
<p>PO42</p> <p>Development within a Bulk water supply infrastructure buffer:</p> <ol style="list-style-type: none"> is located, designed and constructed to protect the integrity of the water supply pipeline; maintains adequate access for any required maintenance or upgrading work to the water supply pipeline. 	<p>E42</p> <p>New lots provide a development footprint outside the Bulk water supply infrastructure buffer.</p>
<p>PO43</p> <p>Boundary realignments:</p>	<p>No example provided.</p>

9 Development codes

<ul style="list-style-type: none"> i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer. 	
<p>Gas pipeline buffer</p>	
<p>PO44</p> <p>New lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO45</p> <p>The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	<p>No example provided.</p>
<p>PO46</p> <p>The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.</p>	<p>No example provided.</p>
<p>PO47</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer. 	<p>No example provided.</p>
<p>High voltage electricity line buffer</p>	
<p>PO48</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO49</p> <p>Adequate buffers are provided between utilities and dwellings to protect residential amenity and health.</p>	<p>E49</p> <p>New lots provide a development footprint for utilities and dwellings outside of the buffer</p>
<p>PO50</p> <p>The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	<p>E50</p> <p>No new lots are created within the buffer area.</p>

9 Development codes

<p>PO51</p> <p>The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.</p>	<p>E51</p> <p>No new lots are created within the buffer area.</p>
<p>PO52</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development within the buffer; ii. result in the reduction of building development opportunities within the buffer. 	<p>No example provided.</p>
<p>Landfill buffer</p>	
<p>PO53</p> <p>New lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO54</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer. 	<p>No example provided.</p>
<p>Wastewater treatment site buffer</p>	
<p>PO55</p> <p>New lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO56</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer. 	<p>No example provided.</p>
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p>	

9 Development codes

<p>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.</p>	
<p>PO57</p> <p>Lots ensure that:</p> <ul style="list-style-type: none"> a. future building location is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; d. earthworks do not: <ul style="list-style-type: none"> i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding 50m³, iv. redirect or alter the existing flows of surface or groundwater: e. development can be located and designed to maintain the required level of functionality during and immediately after a natural hazard event. 	<p>E57.1</p> <p>Lots provides a development footprint for all lots free from risk of landslide.</p> <hr/> <p>E57.2</p> <p>Development footprints and driveways for lots does not exceed 15% slope.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</p> <p>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.</p>	
<p>PO58</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. 	<p>No example provided.</p>
<p>PO59</p>	<p>E59</p>

9 Development codes

<p>Development:</p> <ul style="list-style-type: none"> a. 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; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..</p>	<p>Development ensures that any buildings are not located in an Overland flow path area.</p> <p>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.</p>
<p>PO60</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p> <p>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.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>No example provided.</p>
<p>PO61</p> <p>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.</p>	<p>E61</p> <p>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.</p>
<p>PO62</p> <p>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.</p>	<p>E62.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ul style="list-style-type: none"> a. Urban area – Level III;

9 Development codes

<p>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.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.</p> <p>E62.2</p> <p>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.</p>
<p>PO63</p> <p>Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:</p> <p>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</p> <p>b. an overland flow path where it crosses more than one property; and</p> <p>c. inter-allotment drainage infrastructure.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Queensland Urban Drainage Manual (QUDM).</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO64</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <p>a. public benefit and enjoyment is maximised;</p> <p>b. impacts on the asset life and integrity of park structures is minimised;</p> <p>c. maintenance and replacement costs are minimised.</p>	<p>E64</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design.</p>
<p>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)</p>	

9 Development codes

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.

<p>PO65</p> <p>Lots are designed to:</p> <ul style="list-style-type: none"> a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands. 	<p>E65</p> <p>Reconfiguring a lot ensures that:</p> <ul style="list-style-type: none"> a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. <p>Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO66</p> <p>Lots are sited, designed and oriented to:</p> <ul style="list-style-type: none"> a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill; c. ensure that buildings and structures are not located on a hill top or ridgeline; d. 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 1.5m in height. 	<p>No example provided.</p>