

Assessment Benchmarks

The following Assessment Benchmarks have been addressed by Saunders Havill Group for this application:

1. Emerging Community Zone Code;
2. Low Density Residential Zone Code;
3. Reconfiguring a Lot Code;
4. Landscape Code;
5. Servicing Access and Parking Code;
6. Biodiversity Areas Overlay Code
7. Bushfire Hazard Overlay Code; and
8. Landslide and Steep Slope Area Overlay Code;

1. Emerging Community Zone Code v9

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
PO1 A use is for: <ol style="list-style-type: none"> urban purposes after detailed land use and infrastructure planning has been completed; or an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes. 	AO1 A use is for: <ol style="list-style-type: none"> urban purposes after detailed land use and infrastructure planning has been completed; or an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes. 	AO1 - Complies The proposed development is for urban purposes and detailed land use and infrastructure planning has been completed for the proposed development. The proposed development will also be connected to all necessary infrastructure (refer to the Engineering Services Report in Attachment D).
Design		
Building height		
PO2 A building has a height that is compatible with the: <ol style="list-style-type: none"> existing landscape character which predominates over the built form; or desired urban purpose character. 	AO2 A building has a maximum building height of 8.5 metres.	AO2 - Not applicable No building work is proposed as part of this application.
Boundary clearance		
PO3 A building or structure has a boundary clearance that is consistent with the: <ol style="list-style-type: none"> existing character; or desired urban purposed character. 	AO3 A building or structure, other than an existing lawful building or structure, has a minimum: <ol style="list-style-type: none"> road boundary clearance of 10 metres; side and rear boundary clearance of three metres. 	AO3 - Not applicable No building work is proposed as part of this application.
Site cover - Interim uses		
PO4 A building or structure for an interim use has a site cover that protects the visual amenity and is compatible with the landscape character of the zone.	AO4 A building or structure for an interim use has a maximum site cover of 700m ² .	AO4 - Not Applicable No interim uses are proposed as part of this development application.
Amenity		
General emissions		

<p>PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ol style="list-style-type: none"> noise emissions; air emissions; light emission; radiation emissions; vibration emissions. 	<p>AO5 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ol style="list-style-type: none"> Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; Table 3.2.2.1 - Air emission standards; Table 3.2.3.1 - Light emission standards; section 3.2.4 - Radiation emission standards; Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz. 	<p>AO5 - Complies The proposed low-density residential development will generate noise, air, light radiation and vibration of a level that is consistent with (and anticipated within) the low density residential zone.</p>														
<p>Reverse amenity</p>																
<p>PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p>AO6 Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p>	<p>AO6 - Not Applicable The site is not located within close proximity to any State transport infrastructure.</p>														
<p>PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>	<p>AO7 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.3.3.2.</p> <p>Table 6.2.3.3.2</p> <table border="1" data-bbox="1071 1136 1932 1640"> <thead> <tr> <th>Column 1: Separation distance</th> <th>Column 2: Use</th> </tr> </thead> <tbody> <tr> <td>1,500 metres</td> <td>Special industry</td> </tr> <tr> <td>500 metres</td> <td>High impact industry</td> </tr> <tr> <td>500 metres</td> <td>Intensive animal industry</td> </tr> <tr> <td>300 metres</td> <td>Intensive horticulture</td> </tr> <tr> <td>300 metres</td> <td>Wholesale nursery</td> </tr> <tr> <td>250 metres</td> <td>Medium impact industry</td> </tr> </tbody> </table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	300 metres	Wholesale nursery	250 metres	Medium impact industry	<p>AO7 - Complies The proposed development is not located within the separation distances of the uses provided in column 2 of Table 6.2.3.3.2, noting that the existing chicken sheds to the South-west of the site have ceased operation.</p>
Column 1: Separation distance	Column 2: Use															
1,500 metres	Special industry															
500 metres	High impact industry															
500 metres	Intensive animal industry															
300 metres	Intensive horticulture															
300 metres	Wholesale nursery															
250 metres	Medium impact industry															
<p>For assessable development only</p>																
<p>Design</p>																
<p>PO8 Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.</p>	<p>AO8 No acceptable outcome provided.</p>	<p>PO8 - Complies The proposed development involves the reconfiguration of a lot and a variation request in order to create lots that are capable of accommodating future dwelling houses, which are urban purposes that are appropriate for the site. We note that the proposed</p>														

		<p>development is also consistent with existing land use planning within the area.</p> <p>The proposed development is also consistent with infrastructure planning in the area and includes the dedication of land for the widening of Derby Road. Furthermore, all lots are able to be connected by all necessary services, including water, sewer, stormwater, telecommunications and electricity.</p>
Social and health impact		
<p>PO9 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment.</p> <p><i>Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.</i></p>	<p>A09.1 Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor.</p> <hr/> <p>A09.2 Development does not provide for gaming.</p>	<p>A09 - Not Applicable The proposed development does not involve the sale or consumption of liquor or gaming.</p>

2. Low Density Residential Zone Code v9

Table 6.2.5.3.1 - Low density residential zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
PO1 A use in the Low density residential zone is for uses identified in: <ol style="list-style-type: none"> section 6.2.5.2(3)(d)(i) overall outcomes for the Acreage precinct; or section 6.2.5.2(3)(e)(i) overall outcomes for the Large suburban precinct; or section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or section 6.2.5.2(3)(i)(i) overall outcomes for the Village precinct. 	AO1 A use in the Low density residential zone is for uses identified in: <ol style="list-style-type: none"> section 6.2.5.2(3)(e)(i) overall outcomes for the Acreage precinct; or section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct. 	AO1 - Complies The proposed variation request seeks to apply the low-density residential zone code provisions (as it relates to the Village Precinct) to future development over the site so only future uses that will be provided on the site are those specified in section 6.2.5.2(3)(h)(i) overall outcomes for the Village precinct.
Design		
Building height		
PO2 A building has a building height that is: <ol style="list-style-type: none"> consistent with the intended character for the precinct; responsive to the topography of the site; compatible with the height of adjoining buildings. 	AO2 A building on a slope of: <ol style="list-style-type: none"> less than 15 percent has a maximum building height of 8.5 metres; or 15 percent or more has a maximum building height of 10 metres. 	AO2 - Complies While no dwellings are proposed as part of this application, any future dwelling will be required to comply with this acceptable outcome.
Boundary clearance		
PO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development provides boundary clearances that: <ol style="list-style-type: none"> allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; provide access to natural light and ventilation; are consistent with the character for the precinct. 	AO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility, development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.	AO3 - Complies While no dwellings are proposed as part of this application, any future dwelling will be required to comply with this acceptable outcome.
Density		
PO4 Development achieves a density consistent with that intended for the precinct.	AO4 Development has a maximum density shown in Table 6.2.5.3.4 - Low density residential zone densities.	AO4 - Not applicable Table 6.2.5.3.4 doesn't specify a maximum density for Dwelling Houses.
Amenity		
General emissions		
PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: <ol style="list-style-type: none"> noise emissions; 	AO5 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:	AO5 - Complies The proposed residential development will generate noise, air, light radiation and vibration of a level that is consistent with (and anticipated

<ul style="list-style-type: none"> b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions. 	<ul style="list-style-type: none"> a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz. 	<p>for) low density residential development within the low density residential zone. Therefore, there is not anticipated to be any adverse amenity impacts on any adjoining premises.</p>														
Reverse amenity																
<p>PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p>A06 Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p>	<p>A06 - Not Applicable The site is not located within 100m or within direct line of sight of any State transport infrastructure.</p>														
<p>PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry.</p> <p>Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>	<p>A07 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2.</p> <p>Table 6.2.5.3.2</p> <table border="1" data-bbox="1071 1003 1932 1402"> <thead> <tr> <th>Column 1: Separation distance</th> <th>Column 2: Use</th> </tr> </thead> <tbody> <tr> <td>1,500 metres</td> <td>Special industry</td> </tr> <tr> <td>500 metres</td> <td>High impact industry</td> </tr> <tr> <td>500 metres</td> <td>Intensive animal industry</td> </tr> <tr> <td>300 metres</td> <td>Intensive horticulture</td> </tr> <tr> <td>300 metres</td> <td>Wholesale nursery</td> </tr> <tr> <td>250 metres</td> <td>Medium impact industry</td> </tr> </tbody> </table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	300 metres	Wholesale nursery	250 metres	Medium impact industry	<p>A07 - Complies The proposed development is not located within the separation distances of the uses provided in column 2 of Table 6.2.3.3.2.</p>
Column 1: Separation distance	Column 2: Use															
1,500 metres	Special industry															
500 metres	High impact industry															
500 metres	Intensive animal industry															
300 metres	Intensive horticulture															
300 metres	Wholesale nursery															
250 metres	Medium impact industry															
For assessable development only																
Design																
Built form																
<p>PO8 A building contributes to the character of the precinct with articulated buildings and detailing by:</p> <ul style="list-style-type: none"> a. orientating towards the primary street frontage; b. providing an attractive and well-articulated façade. 	<p>A08 No acceptable outcome provided.</p>	<p>PO8 - Not Applicable No building works are proposed as part of this application. Any future dwellings will be required to comply with PO8 of the Low Density Residential Zone Code.</p>														
Streetscape																

<p>PO9 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of:</p> <ul style="list-style-type: none"> a. footpath paving; b. street trees; c. landscaping. 	<p>AO9 No acceptable outcome provided.</p>	<p>PO9 - Complies The proposed road and streetscape is designed to comply with all relevant Council's standards which ensures that the development will create consistent and cohesive streetscapes, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of:</p> <ul style="list-style-type: none"> a. footpath paving; b. street trees; c. landscaping.
<p>Service areas and storage</p>		
<p>PO10 Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.</p>	<p>AO10 Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.</p>	<p>AO10 - Complies Plant, equipment, services and outdoor storage will not be visible from the street, which may be conditioned by Council as part of the approval.</p>
<p>Reconfiguring a lot</p>		
<p>PO11 Reconfiguring a lot:</p> <ul style="list-style-type: none"> a) in the Small lot precinct creates a lot with a minimum size of 300m²; or b) in the Suburban precinct: <ul style="list-style-type: none"> i. where not creating a rear lot, has a minimum size of 400m²; ii. where creating a rear lot, has a minimum size of 500m²; or c) in the Village precinct: <ul style="list-style-type: none"> i. where not creating a rear lot, has a minimum size of 500m²; ii. where creating a rear lot, has a minimum size of 600m². 	<p>AO11 No acceptable outcome provided.</p>	<p>AO11 - Complies All proposed lots exceed 500m² in area and no rear lots are proposed.</p>
<p>Social and health impact</p>		
<p>PO12 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment.</p> <p><i>Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.</i></p>	<p>AO12.1 Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor.</p> <p>AO12.2 Development does not provide for gaming.</p>	<p>AO12 - Not Applicable The proposed development does not involve the sale or consumption of liquor or gaming.</p>
<p>Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct</p>		
<p>Land Uses</p>		
<p>Shop</p>		
<p>PO13 A Shop:</p> <ul style="list-style-type: none"> a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. 	<p>AO13 A Shop:</p> <ul style="list-style-type: none"> a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop. 	<p>AO13 - Not Applicable A shop is not proposed.</p>

Note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.		
Food and drink outlet		
PO14 A Food and drink outlet: a. is small-scale; b. protects residential amenity; c. does not undermine the viability of a nearby centre or the centre hierarchy.	AO14 A Food and drink outlet: a. has a maximum gross floor area of 200m ² per tenancy; b. is not within 800 metres of another Food and drink outlet; c. does not include a drive-through facility.	AO14 - Not Applicable A food and drink outlet is not proposed.
Acreage precinct		
Design		
Built form		
PO15 The Acreage precinct has a residential built form where the landscape or bush character dominates the built environment.	AO15 No acceptable outcome provided.	AO15 - Not Applicable The site is not located within the Acreage Precinct.
Site cover		
PO16 Development in the Acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO16 Development in the Acreage precinct has a maximum site cover of 20 percent.	AO16 - Not Applicable The site is not located within the Acreage Precinct.
Large suburban precinct		
Design		
Built form		
PO17 The Large suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO17 No acceptable outcome provided.	AO17 - Not Applicable The site is not located within the Large Suburban Precinct.
Site cover		
PO18 Development in the Large suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO18 Development in the Large suburban precinct has a maximum site cover of 50 percent.	AO18 - Not Applicable The site is not located within the Large Suburban Precinct.
Small acreage precinct		
Design		
Built form		
PO19 The Small acreage precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting, where the landscape character dominates the built environment.	AO19 No acceptable outcome provided.	AO19 - Not Applicable The site is not located within the Small Acreage Precinct.
Site cover		
PO20	AO20	AO20 - Not Applicable The site is not located within the Small Acreage Precinct.

Development in the Small acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	Development in the Small acreage precinct has a maximum site cover of 35 percent.	
Small lot precinct		
Design		
Built form		
PO21 The Small lot precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO21 No acceptable outcome provided.	AO21 - Not Applicable The site is not located within the Small Lot Precinct.
Site cover		
PO22 Development in the Small lot precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO22 Development in the Small lot precinct has a maximum site cover of 60 percent.	AO22 - Not Applicable The site is not located within the Small Lot Precinct.
Suburban precinct		
Design		
Built form		
PO23 The Suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO23 No acceptable outcome provided.	PO23 - Complies The proposed subdivision will accommodate predominantly dwelling houses so the future residential built form, will be characterised predominantly by Dwelling houses in an urban landscape setting.
Site cover		
PO24 Development in the Suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO24 Development in the Suburban precinct has a maximum site cover of 50 percent.	AO24 - Not Applicable No building works are proposed as part of this application. Any future dwellings will be required to comply with AO23 of the Low Density Residential Zone Code.
Village precinct		
Design		
Built form		
PO25 The Village precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.	AO25 No acceptable outcome provided.	AO25 - Complies The proposed lots are all greater than 500m ² with the average lot size being 540m ² . Therefore, the development will allow for the creation of a residential built form which is characterised by Dwelling houses in an urban landscape setting.
Site cover		
PO26 Development in the Village precinct has development intensity consistent with the intended character of the precinct.	AO26 Development in the Village precinct has a maximum site cover of 50 percent.	AO26 - Not Applicable No built form is proposed as part of this application.

3. Reconfiguring a Lot Code

Performance outcomes	Acceptable outcomes	Comments
For assessable development		
Boundary realignment		
<p>PO1 A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct.</p>	<p>AO1 A boundary realignment complies with the standards specified in Table 9.4.6.3.2 - Reconfiguring a lot and Table 9.4.6.3.3 - Reconfiguring a lot: local plans.</p>	<p>AO1/AO2 - Not Applicable The proposed development is not for a boundary realignment.</p>
<p>PO2 A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.</p>	<p>AO2 A boundary realignment ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback required elsewhere in the planning scheme.</p>	
Design		
<p>PO3 Reconfiguring a lot results in lots of a size, shape, dimension and density that are:</p> <ul style="list-style-type: none"> a. consistent with their intended use and the intended character of the applicable zone, local plan and precinct; b. safely accessed and serviced. <p><i>Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.</i></p>	<p>AO3 Unless involving an approved Multiple dwelling, a new lot complies with:</p> <ul style="list-style-type: none"> a. Table 9.4.6.3.2 - Reconfiguring a lot; or b. Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or c. a preliminary approval for reconfiguring a lot. 	<p>PO3 – Performance Outcome All proposed lots exceed 500m² in area as per Table 9.4.6.3.2. However, some of the proposed lots will have a frontage less than 15m. Refer to Section 7.1 of the town planning report for further justification.</p>
<p>PO4 Reconfiguring a lot results in functional lots that:</p> <ul style="list-style-type: none"> a. can be safely accessed and egressed by vehicles; b. provide for safe and efficient on-site refuse collection; c. contain the necessary on-site utilities and infrastructure without impacting, or being impacted by, vehicle access and servicing; d. provide durable site access constructed to withstand heavy vehicles. 	<p>AO4.1 Where a passing bay is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots with driveway access exceeding 30 metres in length provide:</p> <ul style="list-style-type: none"> a. one passing bay for every 30 metres of length; b. passing bays with a width of 2.5 metres (total driveway width of 5.5 metres) and length of 6 metres with 45 degree tapers as identified in Figure 3.4.5.1.3 - Passing bay dimensions. 	<p>AO4.1 - Not Applicable No rear lots are proposed as part of this development.</p>
	<p>AO4.2 Where on-site refuse collection is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots provide for:</p> <ul style="list-style-type: none"> a. a refuse collection vehicle to enter and exit the site in a forward gear; b. a 10.3 metre long refuse collection vehicle to undertake a maximum three point turning manoeuvre with sufficient clearance to any obstructions; c. the access driveway (including crossover) to be designed to withstand heavy vehicles. 	<p>AO4.2 - Not Applicable No rear lots are proposed as part of this development.</p>

<p>PO5 Reconfiguring a lot is designed to:</p> <ul style="list-style-type: none"> a. protect significant natural features; b. protect landscape amenity values; c. minimise the amount of excavation and filling. <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p>AO5 No acceptable outcome provided.</p>	<p>PO5 - Complies The subdivision and road layout has also been designed to minimise any earthworks required, noting that the majority of retaining walls are less than 1.0m in height. While 3 retaining walls have a height of 1.5m – 2.0m, these are located internally within the site so they will not have a significant impact on landscape amenity values in the area.</p>
<p>PO6 Reconfiguring a lot facilitates a movement network that:</p> <ul style="list-style-type: none"> a. is permeable; b. supports active transport. <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p>AO6 No acceptable outcome provided.</p>	<p>AO6 - Complies The proposed layout provides a grid like pattern which will facilitate an easily accessible transport network that will also support active modes of travel.</p>
<p>PO7 Reconfiguring a lot provides that the orientation of a road and lot facilitates the development of energy efficient buildings that respond to local climatic conditions.</p> <p>Note—Planning scheme policy 8—Urban design provides guidelines on how to achieve this outcome.</p>	<p>AO7 No acceptable outcome provided.</p>	<p>AO7 - Complies All lots have been orientated to maximise access to sunlight and ventilation where possible.</p>
<p>PO8 The location and orientation of residential lots enables the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry.</p>	<p>AO8 A lot for a residential purpose is not created within the distances stated for any of the following:</p> <ul style="list-style-type: none"> a. 1,500 metres of a Special industry; or b. 500 metres of a High impact industry; or c. 500 metres of an Intensive animal industry; or d. 300 metres of an Intensive horticulture or Wholesale nursery; or e. 250 metres of a Medium impact industry. 	<p>AO8 - Complies The proposed development is not located within the separation distances of the uses provided in AO8, noting that the chicken farm on 650-656 Chambers Flat Road has been decommissioned.</p>
Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone		
<p>PO9 Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by:</p> <ul style="list-style-type: none"> a) providing a wide variety of frontages; b) providing lots with noticeable frontage variation when observed from the street. <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p>AO9.1 Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 - Frontage requirements.</p> <p><i>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</i></p> <p><i>Note - For the purpose of Table 9.4.6.3.5 - Frontage requirements, the frontage of a corner lot is measured from the back of the truncation along the nominated road frontage to the side boundary of the adjoining lot. Planning scheme policy 8 - Urban design provides guidance for measuring the frontage of a corner lot.</i></p> <p>AO9.2 Reconfiguring a lot results in no more than three adjoining lots with the same frontage.</p>	<p>PO9 – Performance Outcome Refer to Section 7.1 of the town planning report.</p>
Access easement		
<p>PO10 An access easement:</p> <ul style="list-style-type: none"> a. is fit for its particular purpose; b. has a safe access point; c. provides access and manoeuvring for on-site refuse collection where creating four or more rear lots for residential activities; d. does not adversely affect adjoining premises having regard to any of the following: <ul style="list-style-type: none"> i. traffic; or 	<p>A10 No acceptable outcome provided.</p>	<p>AO10 - Not Applicable No access easements are proposed.</p>

<ul style="list-style-type: none"> ii. accessibility; or iii. parking; or iv. privacy; or v. amenity <p>Editor's note - Planning scheme policy 5 - Infrastructure provides guidance on the design standards for access driveways.</p>		
Lots adjoining an urban arterial road		
<p>PO11 Reconfiguring a lot is designed to enhance the visual amenity of an urban arterial road and avoids creating a streetscape that is likely to be dominated by fencing ancillary to future land uses.</p>	<p>AO11 Reconfiguring a lot that results in lots that adjoin an urban arterial road provides:</p> <ul style="list-style-type: none"> a. a land dedication of a road for public use to Council between the lot/s adjoining the urban arterial road and the urban arterial road that: <ul style="list-style-type: none"> i. is a minimum of 3 metres wide; ii. extends for the full length of the lot boundaries that adjoin the urban arterial road; iii. is landscaped with native, locally endemic species at a density sufficient to screen the development from view from the urban arterial road; or b. a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or c. a constructed road in accordance with section 7.2 of Planning scheme policy 5 - Infrastructure where located within a general planning layout area. <p>Note - AO11(c) only applies to development identified in a general planning layout in section 7.2 of Planning scheme policy 5 - Infrastructure.</p>	<p>AO11 – Not applicable The site does not adjoin an urban arterial road.</p>
Approved multiple dwellings		
<p>PO12 Reconfiguring a lot where material change of use has been granted for three or more multiple dwellings does not compromise the lawfulness and function of the approved use.</p>	<p>AO12 Reconfiguring a lot where material change of use has been granted for three or more dwellings:</p> <ul style="list-style-type: none"> a. ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use; b. does not result in a building that straddles a boundary; c. does not compromise the use of a multiple dwelling as a self-contained residence. 	<p>AO12 - Not Applicable No multiple dwellings are proposed and there are no approvals for multiple dwellings over the site.</p>
<p>PO13 Reconfiguring a lot where a material change of use has been granted for three or more dwellings:</p> <ul style="list-style-type: none"> a. is in the form of a community title scheme with a body corporate to ensure equitable and ongoing maintenance of any shared facilities or infrastructure; or b. establishes freehold lots only if: <ul style="list-style-type: none"> i. all the proposed lots have direct road frontage to a dedicated constructed road; ii. equitable and ongoing maintenance of any shared facilities or infrastructure is provided. 	<p>AO13 No acceptable outcome provided.</p>	<p>AO13 - Not Applicable The proposed development does not involve any approved dwellings.</p>
Where within a regulated access area		
<p>PO14 Development within Figure 9.4.6.3.1 - Regulated access area:</p>	<p>AO14 Development is designed to comply with Figure 9.4.6.3.1 - Regulated access area.</p>	<p>AO14 – Not Applicable The site is not located within a regulated access area.</p>

a) does not result in additional lots gaining vehicular access from Beenleigh-Redland Bay Road or California Creek Road; b) supports the extension of the local access road network.		
Where within a local plan area		
PO15 Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.	AO15 No acceptable outcome provided.	AO15 - Complies The site is not located within a local plan area.

Table 9.4.6.3.2 - Reconfiguring a lot

Column 1	Column 2	Column 3			Column 4	Column 5	Column 6
Zone and/or precinct	Minimum lot size	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
		Normal	Cul-de-sac lot	Corner lot			
Low density residential zone - Small lot precinct	300m ²	10m	6m	12m	NA	A rear lot is not created in this precinct.	
Low density residential zone - Suburban precinct	400m ²	12.5m	10m	15m	NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots .	
Low density residential zone - Village precinct	500m ²	15m	10m	18m	NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots .	
Low density residential zone - Large suburban precinct	1,000m ²	20m	10m	22m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots .	
Low density residential zone - Small acreage precinct	2,000m ²	20m	15m	30m	4 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots .	
Low density residential zone - Acreage precinct	4,000m ²	40m	20m	40m	4 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Townhouse precinct	500m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Low-medium density residential zone - Apartment precinct	800m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Medium density residential zone - Medium rise precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Medium density residential zone - High rise precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Centre zone	No minimum	No minimum frontage		No maximum	A rear lot is not created in this zone.		
Specialised centre zone	No minimum	No minimum frontage		No maximum	A rear lot is not created in this zone.		
Recreation and open space zone	No minimum	No minimum frontage		No maximum	A rear lot is not created in this zone.		
Low impact industry zone	2,000m ²	25m	20m	30m	4 to 1	A rear lot is not created in this zone.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Medium impact industry zone	2,000m ²	25m	20m	30m	4 to 1	A rear lot is not created in this zone.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Community facilities zone	No minimum	No minimum frontage		No maximum	A rear lot is not created in this zone.		
Emerging community zone	20 hectares	No minimum frontage		No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots .		
Environmental management and conservation zone	100 hectares	No minimum frontage		No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots .		
Mixed use zone	2,000m ²	25m	20m	30m	4 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots .	The width is sufficient to allow the specified heavy vehicle

										vehicle to turn around on the lot.
Rural zone	100 hectares	No minimum frontage.			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.				
Rural residential zone - Park residential precinct	5,000m ²	40m	20m	40m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.				
Rural residential zone - Park living precinct	100 hectares	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.				
Rural residential zone - Cottage rural precinct and Carbrook precinct	a. 20 hectares in the urban footprint ; b. 100 hectares in the regional landscape and rural production area.	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.				

Note - The Minimum [access](#) width applies when one [rear lot](#) is created.

Table 9.4.6.3.3 - Reconfiguring a lot: local plans

Column 1	Column 2	Column 3			Column 4	Column 5	Column 6
Zone and/or precinct	Minimum lot size	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
		Normal	Cul-de-sac lot	Corner lot			
Loganholme local plan							
Large lot residential precinct	1,000m ²	20m	10m	22m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Residential choice precinct	600m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential core precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct	800m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Suburban residential precinct	400m ²	12.5m	10m	15m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots .	Access is restricted at a major intersection.
Loganlea local plan							
Residential edge precinct	600m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct or Residential core precinct	800m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low medium precinct or Mixed use precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Note - The Minimum [access](#) width applies when one [rear lot](#) is created.

Table 9.4.6.3.4 - Additional requirements for [rear lots](#)

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Zone and/or precinct	Minimum area clear of access strip	Maximum access strip length	Number of dwellings serviced by accessway	Minimum access strip width	Passing bays	On-site refuse collection
Low density residential zone - Suburban precinct	500m ²	35m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Village precinct	600m ²	50m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Large suburban precinct	1,000m ²	60m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No

			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Small acreage precinct	2,000m ²	75m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Emerging Community zone	20 hectares	No maximum				
Environmental management and conservation zone	100 hectares	No maximum				
Mixed use zone	4,000m ²	150m		10m		
Rural zone	100 hectares	No maximum				
Rural residential zone - Park residential precinct	5,000m ²	150m		10m		
Rural residential zone - Park living precinct	100 hectares	No maximum				
Rural residential zone - Cottage rural precinct and Carbrook precinct	100 hectares	No maximum				
Loganholme local plan						
Large lot residential precinct	1,000m ²	60m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Suburban residential precinct	500m ²	35m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes

Figure 9.4.6.3.1 - Regulated access area

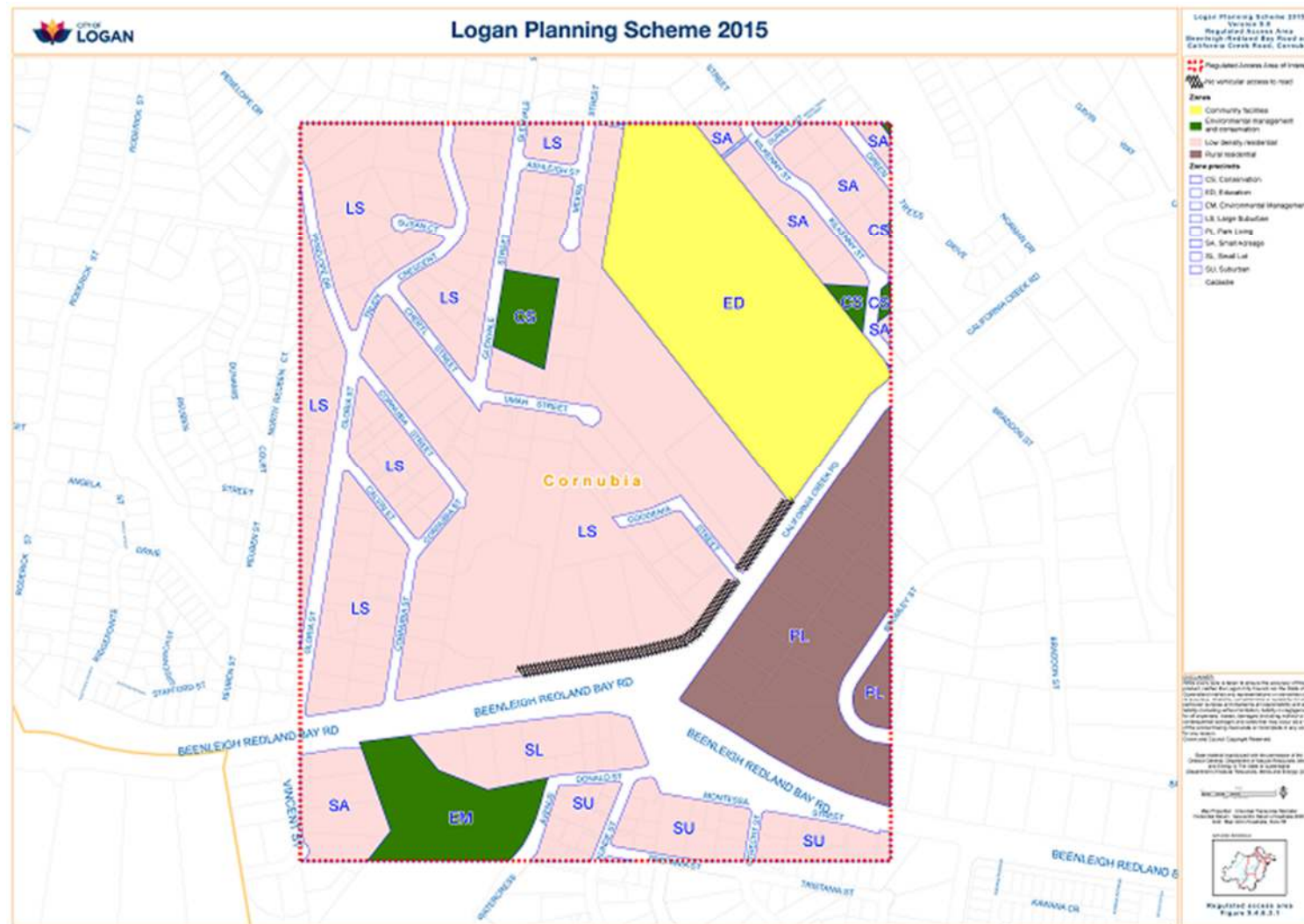


Table 9.4.6.3.5 - Frontage requirements

Column 1 Zone and/or precinct	Column 2 Frontage	
	Maximum 70% of total lots created	Minimum 30% of total lots created
Low density residential zone - Small lot precinct	10m - 12.49m	12.5m or greater
Low density residential zone - Suburban precinct	12.5m - 14.99m	15m or greater
Low density residential zone - Village precinct	15m - 17.99m	18m or greater

4. Landscape code

Table 9.4.4.3.1 - Landscape code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Landscape design		
<p>PO1 Development provides landscaping that is designed and located to:</p> <ul style="list-style-type: none"> a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: <ul style="list-style-type: none"> a. maintaining pedestrian accessibility; b. not obstructing sightlines for pedestrians, cyclists and motorists; c. being consistent with the function of the road; d. being of a scale that is in proportion with the road width; d. be responsive to and compatible with soil conditions, topography and micro climate; e. utilise species selection that: <ul style="list-style-type: none"> a. is suitable for the available space and growing conditions; b. incorporates, where practicable, native vegetation in public open space and roads; f. protect, where practicable, existing native trees; g. conserve energy and water; h. incorporate water sensitive urban design principles; i. prevent pondage and manage overland flow; j. act as a buffer to screen adverse visual impact of development and incompatible uses; k. define the common boundary and prevent encroachment of existing and future uses into public open space; l. rehabilitate degraded areas on the premises; m. be easily maintained. <p>Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.</p>	<p>AO1 Landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of Planning scheme policy 5 - Infrastructure.</p>	<p>AO1 – Complies All landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of Planning scheme policy 5 – Infrastructure, which may be conditioned by Council.</p>

5. Servicing access and parking code

Table 9.4.7.3.1 - Service, access and parking code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
<p>PO1 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to:</p> <ul style="list-style-type: none"> a. the particular circumstances of the premises including the: <ul style="list-style-type: none"> a. nature, intensity and hours of operation of the use; b. desirability of providing a car park and attracting vehicles to the premises; c. maximum number of employees and customers to be on the premises at any one time; d. size, levels and dimensions of the premises; b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility. 	<p>AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided:</p> <ul style="list-style-type: none"> a. for a use listed in Table 9.4.7.3.2 - Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. for a use not listed in Table 9.4.7.3.2 - Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure. <p>Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.</p>	<p>AO1 – AO3 – Not Applicable No land uses are proposed as part of this application.</p>
<p>PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate where:</p> <ul style="list-style-type: none"> c. for an Accommodation activity; or d. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation. 	<p>AO2 Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.</p>	
<p>PO3 A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.</p>	<p>AO3 A use, other than a Residential activity or a Parking station, provides vehicle parking that:</p> <ul style="list-style-type: none"> a. is kept, used and maintained exclusively for car parking; b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors. 	
Provision of motorcycle parking		
<p>PO4 Motorcycle parking is provided that is safe and functional.</p>	<p>AO4 Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.</p>	<p>AO4 – Not Applicable No land uses are proposed as part of this application so no parking is required.</p>
Provision of bicycle parking		
<p>PO5 Bicycle parking facilities are provided that:</p> <ul style="list-style-type: none"> a. satisfy the likely demand for bicycle parking; b. are functional; c. are located close to a pedestrian entry to a building. 	<p>AO5 Bicycle parking facilities comply with:</p> <ul style="list-style-type: none"> a. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. AS2890.3-1993 - Bicycle parking facilities. 	<p>AO5 – Not Applicable No land uses are proposed as part of this application so no bicycle parking is required.</p>
Provision of vehicle manoeuvring area		
<p>PO6</p>	<p>AO6</p>	<p>AO6 – Complies</p>

Development provides a safe and functional vehicle manoeuvring area.	Development provides a vehicle manoeuvring area that: <ul style="list-style-type: none"> a. enables vehicles to enter and exit the site in a forward motion where the development: <ul style="list-style-type: none"> a. is non-residential development; or b. is for five or more dwellings; b. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area; c. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure. 	The proposed subdivision is designed to accommodate the required design vehicle.
Vehicle washing bay		
PO7 A vehicle washing bay does not cause environmental harm.	AO7 A vehicle washing bay provides that run off is discharged to: <ul style="list-style-type: none"> a. a grassed area or permeable landscape area; or b. the sewerage system. 	AO7 – Not applicable No vehicle washing bays are proposed.
Car park access		
PO8 Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	AO8 Vehicular queuing space to a car parking area: <ul style="list-style-type: none"> a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; b. complies with Table 9.4.7.3.3 - Queuing spaces; c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses. 	AO7 – Not applicable No car parks are proposed.
Access and driveways		
PO9 A driveway is safe, functional and does not adversely affect infrastructure.	AO9 A driveway is designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.	AO9 – Complies All driveways are designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.
Design and construction of a car parking area		
PO10 A car parking area is designed to: <ul style="list-style-type: none"> a. provide easy way finding for pedestrians, cyclists and motorists; b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; c. provide a convenient and safe pedestrian network; d. provide safe and efficient vehicle circulation; e. provide a progressive reduction in the speed environment in moving between the road and a parking space; f. provide a safe sight distance at a potential conflict point; g. provide for efficient and simple parking space search patterns; h. provide for uncongested public transport and service vehicle movements through the premises; i. keeps a heavy vehicle out of a parking aisle; j. ensure no heavy vehicle reverses across a pathway; k. prevent parking off a circulation road; l. prevent an adverse impact on the safety and efficiency of the existing or planned movement network; m. prevent a motorist from reversing on a road; n. prevent an unnecessary space that encourages illegal parking; o. address safety of users through appropriate lighting; 	AO10 A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.	AO10 – Not applicable No car parks are proposed.

<p>p. be appropriately landscaped; q. be surfaced so as to be useable in all weather conditions; r. manage stormwater flows.</p>		
Waste management		
<p>PO11 Development layout provides for refuse servicing which:</p> <ul style="list-style-type: none"> a. is located wholly within the site; b. is clearly defined, safe and easily accessible; c. is designed to contain potential adverse impacts of servicing within the site; d. does not detract from the aesthetics or amenity of the surrounding area. 	<p>AO11.1 Development ensures that an on-site service bay for refuse collection is designed:</p> <ul style="list-style-type: none"> a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management; b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion; c. to be located away from street frontages and screened from adjoining premises. <p>AO11.2 Development provides on-site refuse collection and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in Planning scheme policy 5 - Infrastructure.</p>	<p>AO11 – Complies The proposed subdivision is designed to ensure that all lots are able to be adequately serviced by an RCV.</p>
For assessable development		
Vehicle queuing		
<p>PO12 Queuing associated with a drive through facility (including Service stations and Car washes) does not cause blockages to traffic on the road network. Note - Planning scheme policy 5 - Infrastructure provides guidelines on how to achieve this outcome.</p>	<p>AO12 No acceptable outcome provided.</p>	<p>PO12 – Not applicable No drive through facilities are proposed.</p>

6. Biodiversity areas overlay code

Table 8.2.2.3.1 - Biodiversity areas overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Biodiversity corridors		
<p>PO1 Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to:</p> <ul style="list-style-type: none"> a) provide for habitat links; b) facilitate safe wildlife movement; c) facilitate wildlife refuge; d) enhance habitat values; e) rehabilitate degraded areas with native vegetation. <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>AO1 Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.</p>	<p>Not applicable The site is not located within a Biodiversity corridor.</p>
Primary vegetation management area		
<p>PO2 Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located:</p> <ul style="list-style-type: none"> a) to: <ul style="list-style-type: none"> i. protect the current extent of native vegetation; or ii. achieve a net gain of native vegetation; b) to rehabilitate degraded areas with native vegetation. <p>Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map OM-02.03.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report [for section (a)(i)] and an environmental offset report [for section (a)(ii)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>AO2.1 Development is located to avoid the need to clear any native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:</p> <ul style="list-style-type: none"> a) if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or b) if identified as Both matters of local and state environmental significance or Matter of state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the Environmental Offsets Act 2014 <p>Note - Compliance with AO2.1(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> <p>Note - For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions.</p>	<p>Complies The majority of the mapped Primary vegetation management area is located around the existing dam located on the site so most of the area does not contain any native vegetation. While some clearing of native vegetation within the mapped primary VMA is required, an offset will be provided in accordance with the Queensland Environmental Offset Policy and the Environmental Offsets Act 2014 or with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management.</p>


	<p>Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</p>	
	<p>A02.2 Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.</p>	<p>Not applicable The entire site is to be developed and no degraded areas are being retained.</p>
Secondary vegetation management area		
<p>PO3 Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either:</p> <ul style="list-style-type: none"> a) protect the current extent of native trees and native habitat trees; or b) achieve a net gain of native trees and native habitat trees. <p>Note - Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>A03 Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:</p> <ul style="list-style-type: none"> a) if clearing less than 10 native trees, compensatory planting is provided of: <ul style="list-style-type: none"> i. two trees of the same species for every native tree cleared in a secondary vegetation management area; ii. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area; b) if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or c) if identified as Both Matters of local and state environmental significance or Matters of State environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the Environmental Offsets Act <p>Note - Compliance with A03(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> <p>Note - For the purpose of A03(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions.</p> <p>Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</p>	<p>Complies As identified above, an offset will be provided for any clearing in accordance with the Queensland Environmental Offset Policy and the Environmental Offsets Act 2014 or with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management.</p>
Koala corridor		

<p>PO4 Development in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to protect and enhance koala habitat.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>A04 Development:</p> <ul style="list-style-type: none"> a) is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map OM-02.02; b) in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 rehabilitates degraded koala habitat values within the Koala corridor, in accordance with the South East Queensland Ecological Restoration Framework. 	<p>Not applicable The site is not located within a mapped koala corridor.</p>
Locally significant vegetation area		
<p>PO5 Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 protects Melaleuca irbyana, vine forest, Gossia gonoclada and significant remnant vegetation areas from:</p> <ul style="list-style-type: none"> a) encroachment; b) edge effects. <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>A05 Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.</p>	<p>Not applicable The site is not located within a Locally significant vegetation area.</p>
For assessable development		
Wildlife movement		
<p>PO6 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna by:</p> <ul style="list-style-type: none"> a) generating minimal additional night time traffic; b) minimising the risk of injury or death to wildlife by vehicular traffic; c) incorporating practices or measures to minimise disruption, injury or death during construction; d) providing that a road or accessway has a low design speed; e) providing fauna-friendly fencing. <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>A06 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna through the implementation of:</p> <ul style="list-style-type: none"> a) the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; b) the Queensland Government Koala-sensitive Design Guideline. 	<p>Not applicable The site is not located within a Biodiversity corridor or koala corridor.</p>
Locally significant Melaleuca irbyana buffer area		
<p>PO7 Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the</p>	<p>A07 Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 provides for a</p>	<p>Not applicable The site is not located within a Locally significant Melaleuca irbyana buffer area.</p>

<p>Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from:</p> <ul style="list-style-type: none"> a) edge effects; b) adverse changes to the local hydrology. <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>vegetated buffer within 50 metres of the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03.</p>	
Landscape values		
<p>PO8 Development is designed and located to protect and enhance the landscape values of:</p> <ul style="list-style-type: none"> a) a ridgeline; b) native vegetation. 	<p>A08 No acceptable outcome provided.</p>	<p>Not applicable The site is not located on a prominent ridgeline and does not have any exception landscape values that require protecting.</p>
Lighting		
<p>PO9 Development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed to minimise adverse light impacts on native fauna.</p>	<p>A09 Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02:</p> <ul style="list-style-type: none"> a) complies with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting; b) is directed away from areas identified on Biodiversity areas overlay map OM-02.00. 	<p>Not applicable The site is not located within a Biodiversity corridor or koala corridor.</p>

7. Bushfire hazard overlay code

Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Location, design and siting of development		
<p>PO1 Development is designed to:</p> <ul style="list-style-type: none"> a) minimise risk of bushfire hazard; b) provide safe premises; c) create efficient emergency access for fire-fighting and other emergency vehicles. <p>Note - Planning scheme policy 6 - Management of bushfire hazard provides guidelines on how to achieve this outcome.</p>	<p>A01 Development:</p> <ul style="list-style-type: none"> a) does not increase the number of persons living in, or lots in, the Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b) is on a site that a bushfire hazard assessment prepared in accordance with the methodology in Planning scheme policy 6 - Management of bushfire hazard determines is of low bushfire hazard. 	<p>Complies Council and State mapping indicates that the site may be subject to bushfire hazard from vegetation on the site to the North and West (refer to Figure 1 below). However, we note that the site to the North has now been fully cleared and will be developed shortly (refer to Figure 2 below). Furthermore, the site immediately to the West of the site is also fully cleared and utilised for horticultural activities so there is a buffer of at least 60m between the site and existing vegetation to the West and North-west. Therefore, it is expected that the subject site will have a low bushfire hazard.</p>
		
<p align="center"><i>Figure 1 – Bushfire Hazard Overlay Mapping (Source: Logan Planning Scheme 2015)</i></p>		

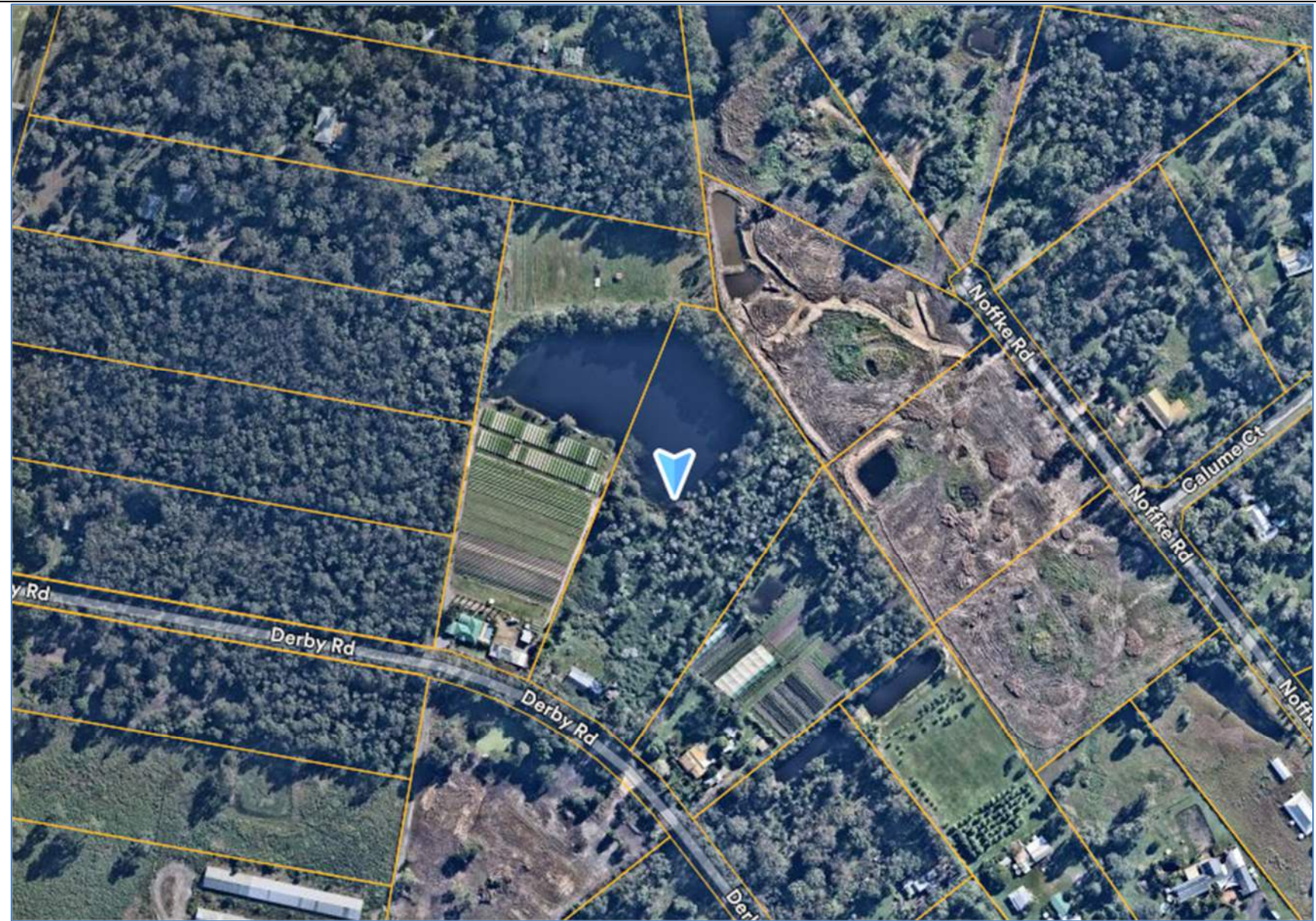


Figure 2 – Aerial Photo – June 3, 2024 (Source: Nearmap)

PO2

Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire.

Editor's note - Planning scheme policy 6 - Management of bushfire hazard contains guidance on the preparation of bushfire management plans.

A02

Development is located and constructed:

- a) where there is no bushfire management plan approved by an existing development approval:
 - i. such that the bushfire attack level is less than or equal to BAL-29;
 - ii. away from the most likely direction of a fire front;
 - iii. so that elements of the development least susceptible to fire are sited closest to the bushfire hazard;
 - iv. such that asset protection zones are sited on land with a slope less than 18 degrees;
 - v. such that asset protection zones are entirely within the boundaries of the private property of the development site; or
- b) where an approved bushfire management plan directs development to be located.

Complies


As above, it is expected that the site will have a low bushfire hazard.

	<p>Note - BAL = Bushfire attack level is the radiant heat flux a building will experience during a bushfire and is a measure of heat energy impacting on a surface expressed as kW/m². BAL is calculated from the following factors; vegetation type, fuel loads, distance to vegetation, Forest Fire danger Index (FDI), flame length, fire behaviour/intensity and slope. BAL is used to determine the required construction level of a building and the size of asset protection zones (inner and outer radiation zones). Further information on calculating the BAL can be obtained from AS3959-2009.</p> <p>Editor's note - Asset protection zones are not located on slopes greater than 18 degrees to ensure maintenance is practical, soil stability is not compromised and the potential for crown/canopy fires is reduced.</p>	
<p>PO3 Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings.</p>	<p>AO3 Lots:</p> <ul style="list-style-type: none"> a) are suitable for people, property and buildings by: <ul style="list-style-type: none"> i. having a bushfire attack level less than or equal to BAL-29; or ii. containing a development envelope area that has a bushfire attack level less than or equal to BAL-29; b) provide asset protection zones that: <ul style="list-style-type: none"> i. are located on land with a slope less than 18 degrees; ii. are located on the same lot. 	
Vehicular access and fire maintenance trails		
<p>PO4 Access for fire management and evacuation is provided by access that:</p> <ul style="list-style-type: none"> a) separates premises from adjoining vegetation; b) is safely accessible by fire fighting vehicles; c) has regular vehicular access points for bushfire management, response and evacuation; d) has regular vehicle passing and turning areas for bushfire management, response and evacuation; e) allows access at all times for fire fighting vehicles; f) allows for maintenance, burning off and bushfire response; g) has vehicular links to an alternative through road; h) is readily maintained. <p>Editor's note - Planning scheme policy 6 - Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation</p>	<p>AO4 Access for fire management and evacuation is provided by vehicular access in the form of a perimeter road:</p> <ul style="list-style-type: none"> a) with a minimum reserve width of 20 metres; b) located between the premises and adjoining vegetation; c) with a maximum gradient of 12.5 percent; d) constructed to otherwise comply with section 3.4 - Movement infrastructure standards of Planning scheme policy 5 - Infrastructure; e) that has a layout that does not include a cul-de-sac. 	<p>Complies All lots are able to be safely evacuated to Derby Rd in the event of a bushfire.</p>
Water supply		
<p>PO5 Development has access to adequate water supply for fire fighting purposes.</p>	<p>AO5 Development:</p> <ul style="list-style-type: none"> a) is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting 	<p>Complies All lots will be connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes.</p>

	<p>purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or</p> <p>b) has an on-site water storage in accordance with Table 8.2.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is:</p> <p>i. a separate tank; or</p> <p>ii. a reserve section in the bottom part of the main water supply tank.</p> <p>Editor's note - The requirement in AO5 is:</p> <ul style="list-style-type: none"> - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development. 	
For assessable development		
Community infrastructure		
<p>PO6</p> <p>Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.</p>	<p>A06</p> <p>Community infrastructure is:</p> <p>a) not located in a Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or</p> <p>b) located to ensure that:</p> <p>i. the core services provided by the community infrastructure is able to function effectively during bushfire events;</p> <p>ii. access to the community infrastructure is not compromised by bushfire events;</p> <p>iii. the safe storage of valuable records, public records and items of cultural or historic significance is able to be maintained during a bushfire event.</p>	<p>Not applicable</p> <p>No community infrastructure is proposed.</p>
Hazardous materials		
<p>PO7</p> <p>Public safety and the environment are not adversely affected by the adverse impacts of bushfire on hazardous materials including fuels, explosives and flammable chemicals manufactured or stored in bulk on premises.</p>	<p>A07</p> <p>Hazardous materials:</p> <p>a) storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids;</p> <p>b) manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00.</p>	<p>Not applicable</p> <p>No hazardous materials will be stored on site.</p>

8. Landslide and Steep Slope Overlay Code

Table 8.2.8.3.1 - Landslide hazard and steep slope area overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Natural physical processes and safety of people and premises		
<p>PO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00:</p> <ul style="list-style-type: none"> a. takes into account the risks associated with the natural physical processes of land movement and erosion; b. is located so that it is geologically stable in the long term and not at risk from landslide. 	<p>AO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is carried out in accordance with a site-specific geotechnical report:</p> <ul style="list-style-type: none"> a. prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government; b. that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; c. identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; d. that includes a certification by a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the development the subject of the report has a factor of safety greater than 1.5 against geotechnical failure. 	<p>Complies The site is generally fairly gently sloping with an average gradient of approximately 1 in 20. Only a very small portion of the site has a slope greater than 15% (refer to Figure 1 below). However, it is noted that the area mapped as having a slope greater than 15% roughly correlate to the location of the walls of the existing man-made dam that is on the site. Only the existing dam wall has a steep slope and these will be removed in order to accommodate the proposed development (which will be subject to detailed engineering design). Therefore, there is unlikely to be any risks associated with the natural physical processes of land movement and erosion and the development is not at risk from landslide.</p>
 <p>Figure 1 – Landslide and Steep Slope Overlay Map</p>		
<p>PO2 Development protects the safety of people and property and the environment from the impacts of landslide on hazardous materials stored or handled on the premises.</p>	<p>AO2 Storage of hazardous materials is in compliance with AS1940 - The storage and handling of flammable and combustible liquids.</p>	<p>AO2 - Not Applicable No hazardous material will be stored on site.</p>

Design		
<p>PO3 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is designed to be responsive to:</p> <ul style="list-style-type: none"> a. the topography of the premises; b. the visual amenity of adjoining premises, the streetscape and the locality. 	<p>A03 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 does not involve cut and fill.</p>	<p>PO3 - Performance Outcome As above, the only areas of the site that have a steep slope is where the existing dams are located. These dams will be removed in order to accommodate the proposed development, which will involve some excavation and filling. These earthworks will have no impact on the visual amenity of the site or adjoining premises/streetscape.</p>
<p>PO4 The undercroft of a building or structure located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is screened when viewed from:</p> <ul style="list-style-type: none"> a. adjoining premises; b. a road. 	<p>A04 The undercroft of the building or structure in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 has:</p> <ul style="list-style-type: none"> a. skirting or landscape screening to the full height of the undercroft; b. a maximum height at the perimeter of the building or structure of three metres above ground level. 	<p>A04 - Not Applicable No built form is proposed as part of this application.</p>
Stormwater drainage		
<p>PO5 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 ensures that stormwater runoff does not increase the susceptibility of the site and neighbouring sites to landslide.</p>	<p>A05 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 manages stormwater drainage (including roof guttering and rainwater tank overflows) to avoid, on the site and on neighbouring sites:</p> <ul style="list-style-type: none"> a. redirection of the flow of surface water or groundwater; b. concentration of surface water or groundwater. 	<p>A05 - Complies Stormwater will be managed appropriately. Please refer to the engineering servicing report in Attachment D and the Stormwater Management Plan in Attachment E.</p>