Assessment Benchmarks

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

Logan Planning Scheme 2015

1. Low density residential zone code;
2. Reconfiguring a lot code;
3. Landscape code;
4. Rural zone code
5. Biodiversity areas overlay code;
6. Waterway corridors and wetlands overlay code.

The following codes have been addressed by others:

- Filling and excavation code;
- Infrastructure code;
- Servicing, access and parking code;
- Bushfire hazard overlay code;
- Flood hazard overlay code.

1. Low Density Residential Zone Code

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: a. section 6.2.5.2(3)(d)(i)overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(e)(i)overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or f. 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: a. section 6.2.5.2(3)(e)(i)overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.	**AO1 - Complies** While the proposed development involves a subdivision only and no uses are proposed as part of this application, the development will facilitate the construction of future dwelling houses on the site which is a land use that is consistent with the overall outcomes of the Suburban Precinct.
Design		
Building height		
PO2 A building has a building height that is: a. consistent with the intended character for the precinct; b. responsive to the topography of the site; c. compatible with the height of adjoining buildings.	**AO2** A building on a slope of: a. less than 15 percent has a maximum building height of 8.5 metres; or b. 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: a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provide access to natural light and ventilation; c. 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		

<table>
<tr><td>PO5
Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:
a. noise emissions;
b. air emissions;
c. light emission;
d. radiation emissions;
e. vibration emissions.</td><td>AO5
Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:
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/s^2) 1/80Hz.</td><td>AO5 Complies
The proposed residential development will generate noise, air, light radiation and vibration of a level that is consistent with (and anticipated for) low density residential development within the low density residential zone (Suburban precinct). Therefore, there is not anticipated to be any adverse amenity impacts on any adjoining premises.</td></tr>
<tr><td colspan="3">Reverse amenity</td></tr>
<tr><td>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.</td><td>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.</td><td>AO6 Not Applicable
The site is not located within 100m of any State transport infrastructure.</td></tr>
<tr><td>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.</td><td>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 6.2.5.3.2.

Table 6.2.5.3.2<table><tr><th>Column 1: Separation distance</th><th>Column 2:
Use</th></tr><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></table></td><td>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.</td></tr>
<tr><td colspan="3">For assessable development only</td></tr>
<tr><td colspan="3">Design</td></tr>
<tr><td colspan="3">Built form</td></tr>
<tr><td>PO8
A building contributes to the character of the precinct with articulated buildings and detailing by:
a. orientating towards the primary street frontage;
b. providing an attractive and well-articulated façade.</td><td>AO8
No acceptable outcome provided.</td><td>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.</td></tr>
</table>

Streetscape		
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: a. footpath paving; b. street trees; c. landscaping.	**AO9** No acceptable outcome provided.	**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: a. footpath paving; b. street trees; c. landscaping.
Service areas and storage		
PO10 Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.	**AO10** Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.	**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.
Reconfiguring a lot		
PO11 Reconfiguring a lot: a) in the Small lot precinct creates a lot with a minimum size of 300m²; or b) in the Suburban precinct: 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: 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.	**AO11** No acceptable outcome provided.	**AO11 Complies** All proposed lots exceed 400m² in area which is consistent with the Suburban precinct. No rear lots are proposed.
Social and health impact		
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. *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.*	**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. **AO12.2** Development does not provide for gaming.	**AO12 Not Applicable** The proposed development does not involve the sale or consumption of liquor or gaming.
Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct		
Land Uses		
Shop		

PO13 A Shop: 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. Note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO13** A Shop: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.	**AO13 Not Applicable** A shop is not proposed.
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	**AO19**	**AO19 Not Applicable**

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.	No acceptable outcome provided.	The site is not located within the Small Acreage Precinct.
Site cover		
PO20 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.	**AO20** Development in the Small acreage precinct has a maximum site cover of 35 percent.	**AO20 Not Applicable** The site is not located within the Small Acreage Precinct.
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** While no dwelling houses are proposed as part of this application, the subdivision will facilitate future detached dwelling houses on the proposed residential lots consistent with the intended character of the Suburban Precinct.
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 dwelling houses constructed on the proposed lots will be required to comply with the applicable site cover requirements of the Suburban Precinct, which in this instance is proposed to be amended to 60%.
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 Not applicable** The site is not located within the Village Precinct.
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** The site is not located within the Village Precinct.

2. Reconfiguring a Lot Code

Performance outcomes	Acceptable outcomes	Comments
For assessable development		
Boundary realignment		
PO1 A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct.	**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.	**AO1 & AO2 Not Applicable** The proposed development is not for a boundary realignment.
PO2 A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.	**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.	
Design		
PO3 Reconfiguring a lot results in lots of a size, shape, dimension and density that are: a. consistent with their intended use and the intended character of the applicable zone, local plan and precinct; b. safely accessed and serviced. *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.*	**AO3** Unless it involves an approved Multiple dwelling, a new lot complies with: 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.	**AO3 Complies** Table 9.4.6.3.2 specifies a minimum lot size of 400m^2 in area and a minimum frontage of at least 12.5m within the Suburban precinct. All lots in this development proposal comply with the requirements of the Suburban precinct, in that all lots exceed 400m^2 and have a frontage of at least 12.5m. All corner lots also have a minimum frontage of 15m.
PO4 Reconfiguring a lot results in functional lots that: 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.	**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: 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.	**Not Applicable** No rear lots are proposed.
	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: 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;	**Not Applicable** No rear lots are proposed.

	c. the access driveway (including crossover) to be designed to withstand heavy vehicles.	
PO5 Reconfiguring a lot is designed to: a. protect significant natural features; b. protect landscape amenity values; c. minimise the amount of excavation and filling. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	**AO5** No acceptable outcome provided.	**PO5 Complies** The subdivision and road layout has been designed to minimise any earthwork required, noting that the vast majority of earthworks over the site has already been approved as part of the previous OPW approval/s. Furthermore, the development involves the creation of an environmental/drainage reserve which protects most of the significant natural features and landscape amenity values of the site.
PO6 Reconfiguring a lot facilitates a movement network that: a. is permeable; b. supports active transport. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	**AO6** No acceptable outcome provided.	**AO6 Complies** The proposed layout provides internal roads that will facilitate an easily accessible transport network that will also support active modes of travel.
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. Note—Planning scheme policy 8–Urban design provides guidelines on how to achieve this outcome.	**AO7** No acceptable outcome provided.	**AO7 Complies** All lots have been orientated to maximise access to sunlight and ventilation, where possible.
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.	**AO8** A lot for a residential purpose is not created within the distances stated for any of the following: 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.	**AO8 Complies** The proposed development is not located within the separation distances of the uses provided in AO8.
Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone		
PO9 Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by: a) providing a wide variety of frontages; b) providing lots with noticeable frontage variation when observed from the street. *Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.*	**AO9.1** Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 - Frontage requirements. *Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.* *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.*	**AO9.1 Complies** In accordance with the requirements of Table 9.4.6.3.5, 30% of all lots are required to have a frontage of 15m or greater. The table below identifies the lots that will have 15m or greater frontage: Lot Number 1 2 3 8 18 22 23 28 29

		30 31 Total = 11/31 Therefore, 35.5% of all lots will have a frontage of 15m or greater which complies with AO9.1.
	AO9.2 Reconfiguring a lot results in no more than three adjoining lots with the same frontage.	**AO9 Complies** The proposed development has been designed to ensure that there are no more than 3 lots in a row with the same frontage width. However, in some circumstances, the variation in frontages are fairly similar. For example: • Lot 12 has a frontage of 12.8m which is similar to Lot 9 – 11 (12.5m); • Lot 24 has a frontage of 12.9m which is similar to Lot 25 – 27 (12.5m); However, the development still achieves compliance with PO9 as the proposed subdivision provides a diverse lot mix and a high-quality streetscape outcome, with noticeable frontage variation when observed from the proposed roads. While there are limited instances where adjoining lots have the same or similar frontage, these occur only in short runs and are broken up by lots with wider frontages, including lots of 15m or greater and several substantially wider or irregular lots. The development statistics confirm that 11 of the 31 proposed lots, representing 35.5% of all residential allotments, have frontages of 15m or greater, with the remaining lots comprising 12.5m – 14.99m frontages. This exceeds the minimum frontage diversity requirement and demonstrates that the subdivision does not rely on a repetitive narrow-lot pattern. The plan also shows that the narrower-frontage lots are dispersed through the layout and are interrupted by wider lots, corner lots, road bends, end-of-road lots and irregular lot shapes, which collectively provide visual interest and avoid a monotonous streetscape presentation. In particular, groups of narrower lots are offset by wider lots on the same street or opposite side of the road, including lots with frontages of approximately 15m, 15.5m, 21.8m, 22.3m, 28.7m, 30m and 30.8m. This creates a clear variation in the rhythm of lot widths and future built form when viewed from the street. The subdivision is also located at the eastern extent of the established residential estate, adjoining a significant balance area and waterway/open space land to the east and south-east. As a result, the proposed layout forms an edge or end-of-line estate, with no opportunity for the frontage pattern to continue or be repeated by further urban development to the south, east or north. This further limits any potential perception of a repetitive streetscape. In addition, the proposed development is more varied than parts of the established residential area to the west, where longer runs of lots appear to have consistent or near-identical frontages. On this basis, the proposed

		subdivision achieves the intent of PO9 by providing a compliant and visibly varied lot mix that will support a cohesive, legible and visually interesting residential streetscape.
Access easement		
PO10 An access easement: 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: i. traffic; or ii. accessibility; or iii. parking; or iv. privacy; or v. amenity Editor's note - Planning scheme policy 5 - Infrastructure provides guidance on the design standards for access driveways.	**A10** No acceptable outcome provided.	**AO10 Not Applicable** No access easements are proposed.
Lots adjoining an urban arterial road		
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.	**AO11** Reconfiguring a lot that results in lots that adjoin an urban arterial road provides: 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: 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. Note - AO11(c) only applies to development identified in a general planning layout in section 7.2 of Planning scheme policy 5 - Infrastructure.	**AO11 Not applicable** The proposed development does not have any lots adjoining an urban arterial road.
Approved multiple dwellings		
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.	**AO12** Reconfiguring a lot where material change of use has been granted for three or more dwellings: 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.	**AO12 Not Applicable** No multiple dwellings are proposed and there are no approvals for multiple dwellings over the site.
PO13	**AO13**	**AO13 Not Applicable**

Reconfiguring a lot where a material change of use has been granted for three or more dwellings: 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: 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.	No acceptable outcome provided.	The proposed development does not involve any approved dwellings.
Where within a regulated access area		
PO14 Development within Figure 9.4.6.3.1 - Regulated access area: a) does not result in additional lots gaining vehicular access from Beenleigh-Redland Bay Road or Calfornia Creek Road; b) supports the extension of the local access road network.	**AO14** Development is designed to comply with Figure 9.4.6.3.1 - Regulated access area.	**AO14 Not Applicable** The site is not located within a regulated access area.
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	1,000m²	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	2,000m²	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	4,000m²	40m	20m	40m	4 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Townhouse precinct	500m²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Apartment precinct	800m²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Medium density residential zone - Medium rise precinct	1,200m²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Medium density residential zone - High rise precinct	1,200m²	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	2,000m²	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	2,000m²	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	2,000m²	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 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	5,000m²	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	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.	

	production area.				

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	1,000m²	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	600m²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential core precinct	1,200m²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct	800m²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Suburban residential precinct	400m²	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	600m²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct or Residential core precinct	800m²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Low medium precinct or Mixed use precinct	1,200m²	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	500m²	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	600m²	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	1,000m²	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	2,000m²	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	4,000m²	150m		10m		
Rural zone	100 hectares	No maximum				
Rural residential zone - Park residential precinct	5,000m²	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	1,000m²	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	500m²	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

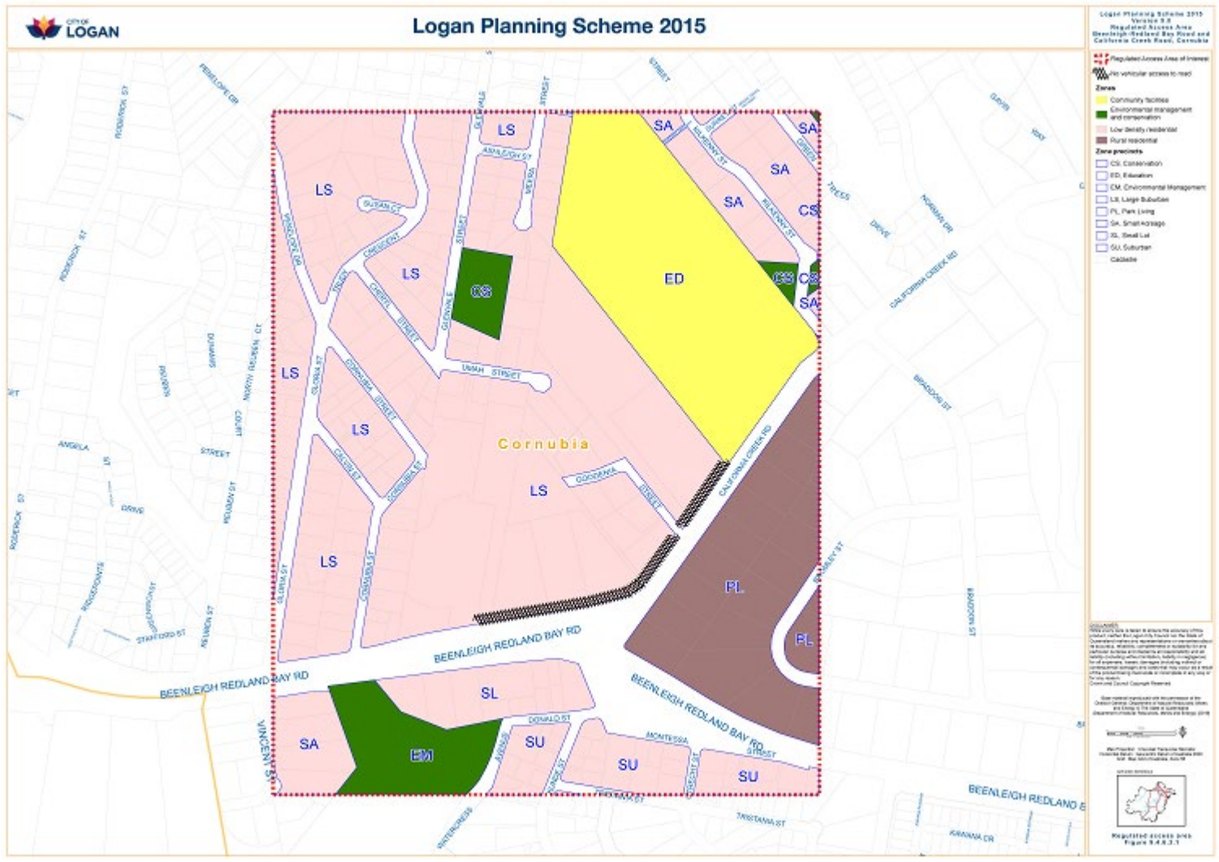


Table 9.4.6.3.5 - Frontage requirements

Column 1	Column 2	
Zone and/or precinct	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

3. Landscape code

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

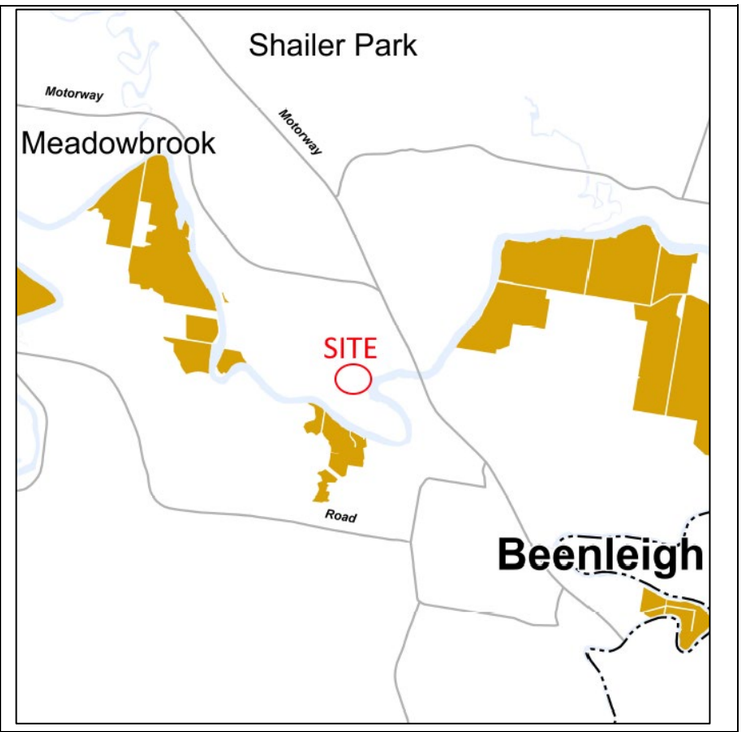
Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Landscape design		
PO1 Development provides landscaping that is designed and located to: a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: 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: 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. Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.	**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.	**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. Refer to the Landscape Concept Plan in **Appendix F**.

4. Rural Zone Code

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land uses		
PO1 A use in the Rural zone is for uses identified in: a. section 6.2.12.2(3)(f)(i) overall outcomes for the Farming precinct; or b. section 6.2.12.2(3)(g)(i) overall outcomes for the Rural tourism precinct.	**AO1** A use in the Rural zone is for uses identified in: a. section 6.2.12.2(3)(f)(i) overall outcomes for the Farming precinct; or b. section 6.2.12.2(3)(g)(i) overall outcomes for the Rural tourism precinct.	**PO1 Complies** The proposed development will facilitate the creation of 31 additional dwelling houses which are an anticipated land use within the Rural Zone as outlined in Section 6.2.12.2(3)(f)(i) overall outcomes for the Farming precinct.
Animal keeping being for the training of horses and stabling		
PO2 Animal keeping being for training or stabling of horses, does not produce dust emissions that adversely impact on residential amenity by providing a: a. adequate separation to uses other than Rural activities; b. boundary clearance; c. suitable track surface.	**AO2** A training or exercise track for horses or stabling of horses: a. has a minimum boundary clearance of: a. 30 metres from a residential zone category; b. 15 metres otherwise; b. is surfaced with a material that limits dust generation (such as coarse sand or chip sawdust mix).	**AO2 Not Applicable** Animal keeping is not proposed.
Cropping		
PO3 Cropping has a boundary clearance that protects the amenity of adjoining premises.	**AO3** Cropping has a minimum boundary clearance of: a. 50 metres from a residential zone category; b. 30 metres from any zone other than the Rural zone.	**AO3 Not Applicable** Cropping is not proposed.
Permanent plantation		
PO4 A Permanent plantation protects the amenity of adjoining premises and safety of people and premises from bushfire.	**AO4** A Permanent plantation has a minimum boundary clearance of: a. 20 metres from a lot boundary; or b. 100 metres from premises: a. being a lot containing an Educational establishment; or b. in the residential zone category; or c. in the Rural residential zone - Park living or Park residential precincts.	**AO4 Not Applicable** Permanent plantation is not proposed.
Transport Depot		
PO5 A Transport depot being Heavy vehicle parking in the Farming precinct protects the residential amenity of adjoining premises by: a. limiting the number of vehicles parked on the premises; b. limiting the maintenance of a vehicle; c. limiting the hours during which maintenance of a vehicle is carried out; d. providing a visual buffer between the use and adjoining residential uses;	**AO5** A Transport depot being Heavy vehicle parking in the Farming precinct: a. involves the parking of a maximum of six Heavy vehicles; b. involves only the minor maintenance of vehicles; c. undertakes minor maintenance of vehicles only between the hours of: a. 7:00 am and 6:00 pm Monday to Saturday; b. 9:00am to 5:00pm Sunday and Public Holidays;	**AO5 Not Applicable** A transport depot is not proposed.

e. providing separations; f. limiting the type of goods or materials stored on a vehicle while the vehicle is parked on the premises.	d. provides landscaping that visually screens the use from a public place and adjoining premises; e. has a minimum boundary clearance of 6 metres from a lot boundary; f. does not involve the storage of vehicles that are loaded with Hazardous materials.	
Design		
Building height		
PO6 A building has a scale compatible with the rural landscape character.	**AO6** A building has a maximum building height of 12 metres.	**AO6 Not Applicable** No buildings are proposed as part of this application and no changes are proposed to the minimum building height.
Boundary clearance		
PO7 A building or structure has a road, side and rear boundary clearances compatible with the rural character having regard to: a. visual amenity; b. privacy.	**AO7** A building or structure, other than an existing lawful building or structure, has a minimum: d. road boundary clearance of 20 metres; e. side and rear boundary clearances of 10 metres.	**PO7 Performance Outcome** The proposed Material Change of Use seeks to establish building envelopes for the future dwelling houses which seeks to apply minimum setbacks less than those specified in AO7. This is considered an appropriate outcome as all lots that are being created as part of the same estate and only part of the proposed lots will be located within the Rural Zone. As the proposed lots are being created in accordance with the requirements for the low density residential zone (suburban precinct), it is important that the proposed Building Envelope Plan provides for setbacks that are consistent with this zone. Given the proposed lots won't have a rural character, the proposed future dwellings will have a road, side and rear boundary clearances compatible with the low density residential character of the locality with regard to visual amenity and privacy.
Amenity		
General emissions		
PO8 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: d. noise emissions; e. air emissions; f. light emission; g. radiation emissions; h. vibration emissions.	**AO8** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: c. 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; d. 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; e. Table 3.2.2.1 - Air emission standards; f. Table 3.2.3.1 - Light emission standards; g. section 3.2.4 - Radiation emission standards;	**AO8 Complies** The proposed residential development will generate noise, air, light radiation and vibration of a level that is consistent with (and anticipated for) low density residential development within the low density residential zone (Suburban precinct). Therefore, there is not anticipated to be any adverse amenity impacts on any adjoining premises.

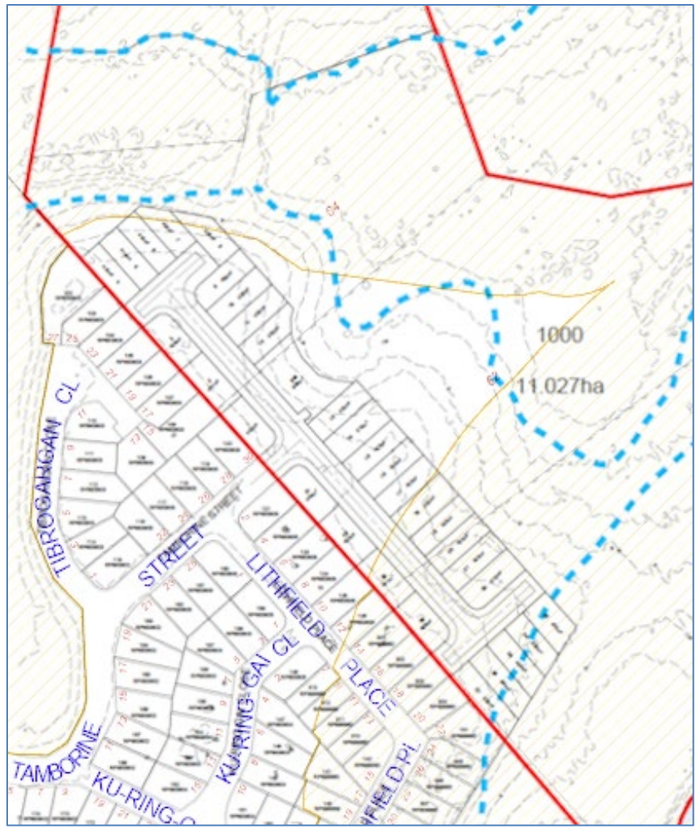
	h. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.	
Reverse amenity		
PO9 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO9** 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.	**AO9 Not Applicable** The site is not located within 100m of Government supported transport infrastructure.
PO10 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.	**AO10** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.12.3.2.	**AO10 Not Applicable** The proposed development is not located within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.12.3.2.
PO11 A sensitive land use does not adversely affect the ongoing operation of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	**AO11** A sensitive land use is not located within 500m of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	**AO11 Complies** The proposed development is not located within 500m of 4696-4754 Mount Lindesay Highway, North Maclean.
For assessable development only		
Farming precinct		
Land uses		
Alienation and fragmentation of rural land		
PO12 Development in the ALC Class A or Class B area identified on Figure 6.2.12.3.1 - Agricultural protection area does not fragment, alienate or result in the loss of the productive capacity of ALC Class A or Class B land unless: d. there is an overriding need in the public interest; e. there is no alternate site available for the development.	**AO12** No acceptable outcome provided.	**PO12 Not Applicable** The site is not located within the ALC Class A or Class B area identified on Figure 6.2.12.3.1 (see figure below).

		
Agricultural Land Classification Class A or Class B land		
PO13 Development protects ALC Class A and Class B land from development that leads to permanent impacts or diminished productivity by ensuring that: d. ALC Class A and Class B land is managed to preserve the productive capacity of the land for future generations; e. to the extent that the ALC Class A and Class B land is in a management area and will be permanently impacted upon by a development with a footprint greater than 3,000m², an overriding need must be demonstrated and mitigation is provided for the impacted land.	**AO13** Development in the ALC Class A or Class B area identified on Figure 6.2.12.3.1 - Agricultural protection area, other than Cropping, is limited to a footprint of 3,000m².	**PO13 Not Applicable** The site is not located within the ALC Class A or Class B area identified on Figure 6.2.12.3.1 (see figure above).
Animal keeping being a kennel		
PO14 Animal keeping being a kennel does not produce emissions that adversely impact on residential amenity by providing: a. separation from a use in a residential zone category; b. separation from an existing kennel; c. ease of supervision; d. boundary clearances; e. setbacks; f. a visual buffer to limit visual stimulus to dogs from an external source; g. an acoustic fence; h. a limit on the number of dogs kept on the premises.	**AO14** Animal keeping being a kennel: a. is located a minimum of 100 metres from any lot in the residential zone category; b. is located a minimum distance of 1,000 metres from another lawfully established or approved kennel; c. is located a maximum of 20 metres from a Dwelling house on the same lot; d. has a minimum boundary clearance of: i. 100 metres from a road frontage; ii. 15 metres from a side and rear boundary; e. is setback a minimum of: i. 150 metres from a sensitive land use;	**AO14 Not Applicable** Animal keeping is not proposed.

	ii. 150 metres from the boundary of an adjoining lot where the adjoining lot is vacant; f. is visually buffered by: i. a minimum five metres wide screen landscaping strip adjoining a building, run, exercise yard or car park; ii. locating the kennel behind the existing or proposed Dwelling house; g. provides an acoustic fence with a minimum height of two metres; h. has no more than 10 dogs per hectare, up to a maximum of 100 dogs.	
Intensive horticulture or Wholesale nursery		
PO15 An Intensive horticulture or Wholesale nursery protects the amenity of adjoining premises.	**AO15** A building or structure where associated with Intensive horticulture or Wholesale nursery, has a minimum boundary clearance of 50 metres from a lot boundary.	**AO15 Not Applicable** Intensive horticulture or Wholesale nursery is not proposed.
Amenity		
Reverse amenity		
PO16 An activity that is not Rural activities does not prejudice the future operation and viability of Rural activities.	**AO16** No acceptable outcome provided.	**PO16 Complies** The proposed development is located wholly within an area of the site that has been approved to be filled in accordance with an existing operational work approval. As a result, this portion of the site doesn't have any utility for rural activities. As such, the proposal will not prejudice the future operation of Rural Activities.
Social and health impact		
PO17 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. 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.	**AO17.1** 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. **AO17.2** Development does not provide for gaming.	**PO17 Complies** The proposed development does not involve the sale or consumption of liquor, gaming, or any use identified in Table 2.1.2.1.

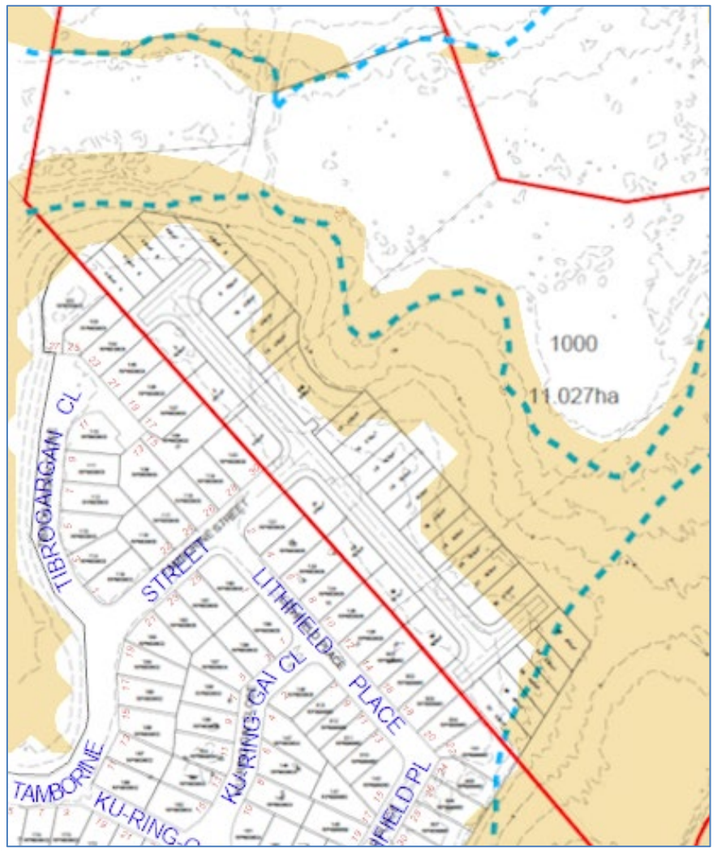
5.Biodiversity Areas Overlay Code

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Biodiversity corridors		
PO1 Development in a Biodiversity corridor identified on Biodiversity areas overlay map–OM-02.02 is designed and located to: 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. 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.	**AO1** Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map–OM-02.02.	**PO1 Performance Outcome** As outlined in the figure below, part of Lot 6 – 8 and Lot 18 – 29 are located within the mapped Biodiversity Corridor. However, it is important to note the following: • This portion of the site will be filled as part of OW/152/2020/A with retaining walls constructed along the external boundaries of the above lots with a height of up to 2.7m. As such, there would be no opportunity for wildlife movement within the proposed development footprint anyway as this area of the site would be filled; • The proposed development will not require any additional native vegetation clearing outside of the earthworks extent to be provided as part of OW/152/2020/A, noting that vegetation clearing has already been considered as part of this operational works application with rehabilitation also required. Accordingly, the current application does not give rise to any additional native tree removal within the proposed residential development footprint; • The balance of the site, including the more constrained environmental, floodplain and waterway corridor areas, is proposed to be retained outside the residential development footprint. In particular, proposed Lot 1000 comprises approximately 11ha of land that will be dedicated to Council for environmental protection. This provides an opportunity to secure and manage a substantial environmental open space outcome as part of the development, while concentrating residential lots within the already approved and disturbed earthworks area. As such, while part of the proposed development is located within a biodiversity corridor, the development is still designed and located to: 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. 
Primary vegetation management area		
PO2 Development in the Primary vegetation management area identified on Biodiversity areas overlay map–OM–02.01 is designed and located: a) to: i. protect the current extent of native vegetation; or ii. achieve a net gain of native vegetation; a) to rehabilitate degraded areas with native vegetation. Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map–OM–02.03. 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	**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: a) if identified as a matter of local 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 a 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. 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.	**AO2.1 Complies** The proposed development will not require any additional native vegetation clearing outside of the earthworks extent to be provided as part of OW/152/2020/A, noting that vegetation clearing has already been considered as part of this operational works application.

(a)(ii)] prepared in accordance with Part 2 of planning scheme policy 3–Environmental management.	Note - Compliance with AO2.1(b) is achieved where an environmental offset is provided to the Queensland Government in accordance with conditions imposed by a referral agency under the State Development Assessment Provisions. Alternatively, compliance is also achieved where referral agency assessment was undertaken but no environmental offset condition imposed. **AO2.2** Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.	
Secondary vegetation management area		
PO3 Development in the Secondary vegetation management area identified on Biodiversity areas overlay map–OM-02.01 is designed and located to either: 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. 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.	**AO3** 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: a) if clearing less than 10 native trees, compensatory planting is provided of: 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 Note—Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of planning scheme policy 3–Environmental management. Note—For the purpose of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions.	**AO2.1 Complies** As identified above, native vegetation located within the development footprint will be removed as part of the existing operational work approvals.

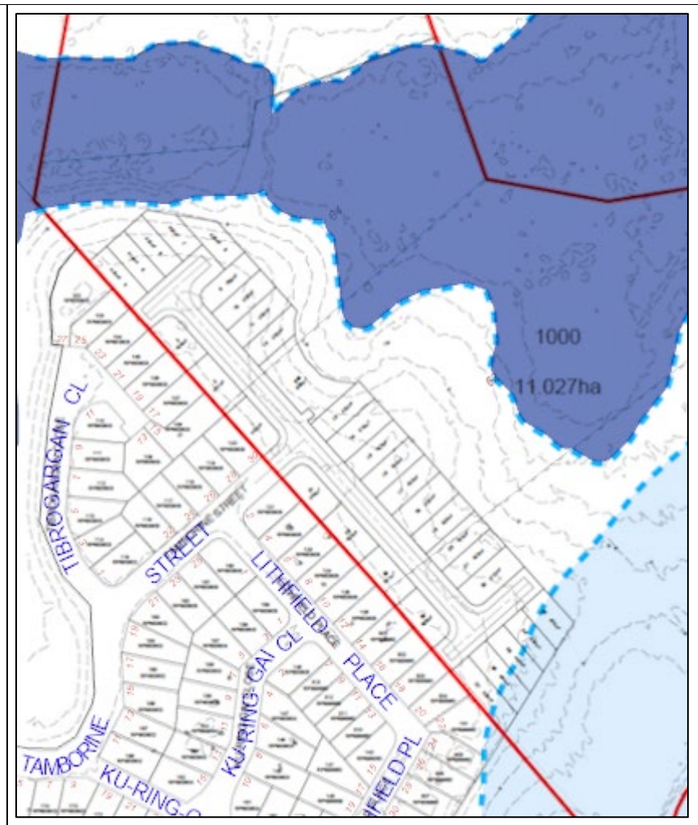
	Note—Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.	
Koala corridor		
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. 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.	**AO4** Development: 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.	**Not applicable.** The site is not located within a mapped Koala corridor.
Locally significant vegetation area		
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: a. encroachment; b. edge effects. 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.	**AO5** Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map—OM-02.03.	**PO5 Performance Outcome** As outlined in the figure below, part of the proposed lots are located within the mapped Locally significant Gossia gonoclada area. However, no additional trees are required to be removed as part of this application. Furthermore, the proposed development is located wholly within an area of the site that has been previously approved to be filled and cleared. Therefore, the proposed development does not result in any additional encroachments or edge effects other than what was previously considered and approved by Council.

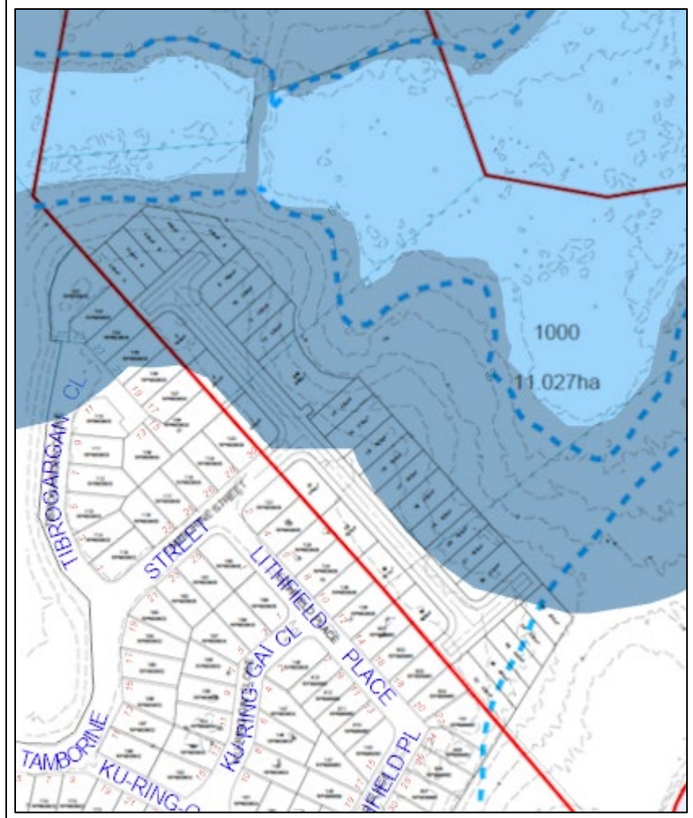
		
For assessable development		
Wildlife movement		
PO6 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map–OM–02.02 provides for the safe movement of native fauna by: a) generating minimal additional night time traffic; b) minimising the risk of injury 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. 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.	**AO6** 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: a) the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; b) the Queensland Government Koala-sensitive Design Guideline.	**Not applicable.** The site is not located within a mapped Biodiversity Corridor or Koala corridor.

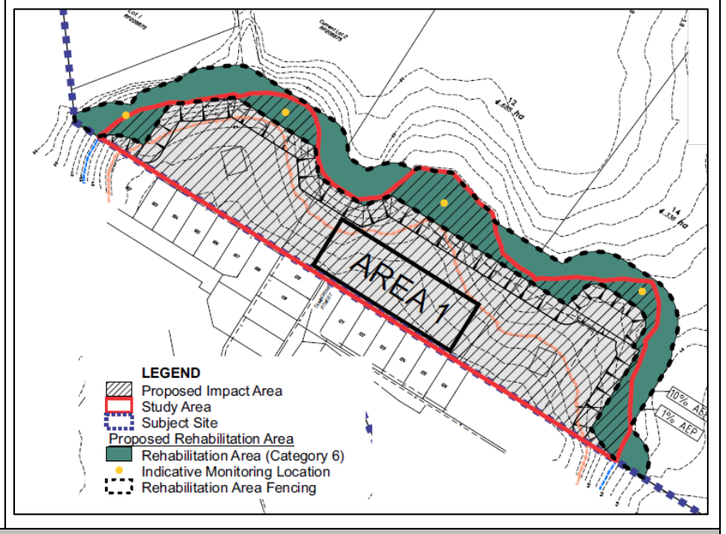
Locally significant *Melaleuca irbyana* buffer area		
PO7 Development within the Locally significant *Melaleuca irbyana* buffer area identified on Biodiversity areas overlay map–OM–02.03 protects the Locally significant *Melaleuca irbyana* area identified on Biodiversity areas overlay map–OM–02.03 from: a) edge effects; b) adverse changes to the local hydrology. 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.	**AO7** Development within the Locally significant *Melaleuca irbyana* buffer area identified on Biodiversity areas overlay map–OM–02.03 provides for a vegetated buffer within 50 metres of the Locally significant *Melaleuca irbyana* area identified on Biodiversity areas overlay map–OM–02.03.	**Not applicable.** The subject site is not located within a mapped locally significant *Melaleuca irbyana* buffer area.
Landscape values		
PO8 Development is designed and located to protect and enhance the landscape values of: a) a ridgeline; b) native vegetation.	**AO8** No acceptable outcome provided.	**PO8 Complies** The subject site does not contain any significant ridgeline values. Furthermore, native vegetation located within the development footprint will be removed as part of the existing operational work approvals.
Lighting		
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.	**AO9** 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.	**AO9 Complies** The proposed development is proposed within part of the mapped Biodiversity corridor. However, any external lighting will be designed to minimise adverse light impacts on native fauna, which may be conditioned by Council.

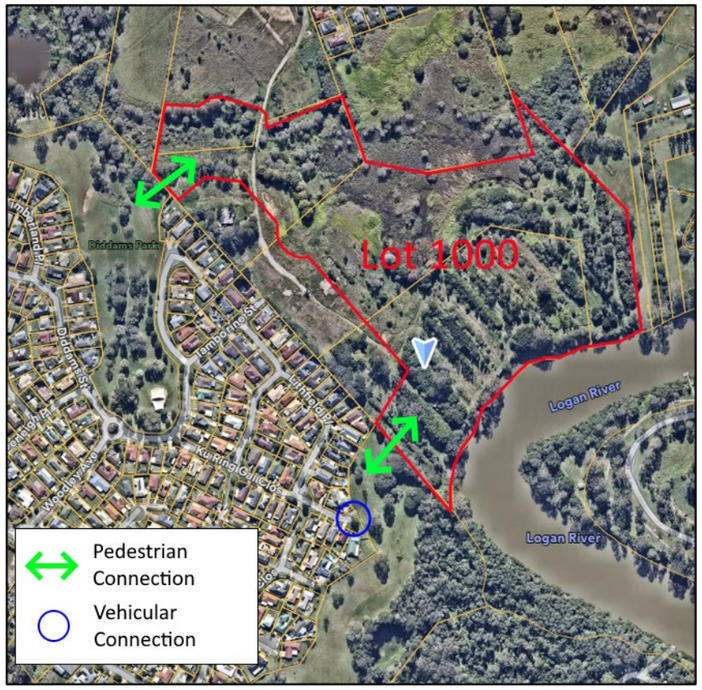
6. Waterway corridors and wetlands overlay code

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Design and Location		
PO1 Development is designed and located to protect the ecosystem processes, water quality, function, scenic amenity and landscape values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00.	**AO1** Development is located outside the: a. waterway areas identified on Waterway corridors and wetlands overlay map OM-14.01; b. wetlands and wetland buffers identified on Waterway corridors and wetlands overlay map OM-14.02.	**AO1 Complies** There are two waterway corridors running through the site. As outlined in the figure below, the development avoids the Minor Waterway but part of the proposed developments (part of Lots 23 – 27) will be located within the mapped River Waterway. However, the proposed encroachment is considered to be minor. Furthermore, the proposed development is located wholly within an area of the site that has been previously approved to be filled so there is already an earthworks encroachment within this section of the waterway corridor and the proposed development will not result in any further impacts on the ecosystem processes, water quality, function, scenic amenity and landscape values of the waterway above and beyond what was previously approved. As such, the proposed development is consistent with PO1.

		
For assessable development only		
Location and Ecosystem Processes		
PO2 Development is: a. designed and located such that a waterway area or wetlands and wetland buffer is protected; b. designed, constructed and managed to protect and enhance: i. in-stream and riparian habitat values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00; ii. safe wildlife movement and fish passage.	**AO2.1** Development: a. demonstrates that locating outside the waterway area of wetland and wetland buffer is not reasonably possible; b. prepares an ecological assessment report in accordance with part 2 of Planning scheme policy 3 - Environmental management that demonstrates how the development protects and enhances in-stream and riparian habitat values and results in no loss of connectivity which supports wildlife movement; c. protects and enhances the ecological function of a Waterway corridor and wetlands area in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.2 - Waterway terrestrial and aquatic fauna movement of Planning scheme policy 3 - Environmental management.	**AO2.1 Complies** As discussed in PO1, the development is predominantly located outside of the mapped waterway corridors, with only a minor encroachment within the mapped River Waterway. In this instance, fill will already be provided within this part of the site with a retaining wall up to 2.7m in height within this section of the mapped waterway corridor. This will be constructed as part of OW/152/2020/A. Therefore, it is not reasonably possible to relocate the proposed development outside of this area. As the development will be located within a part of the site that is already proposed to be filled, the development will not result in any additional impacts on the in-stream and riparian habitat values, will not result in any additional loss of connectivity and there will be no additional impacts on the ecological function of the Waterway corridor, compared to the current approved earthworks extent.

Natural Hydrological and Geomorphological Processes		
PO3 Development is designed, constructed and managed to ensure: a. the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 are maintained; b. where the natural hydrological and geomorphological processes are modified, the near natural hydrology is re-instated .	**AO3** Development is designed, constructed and managed to protect the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area by: a. stabilising banks using native vegetation in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.3 - Near-natural hydrology reinstatement works of Planning Scheme Policy 3 - Environmental Management; b. reinstating the near-natural hydrology in accordance with section 3.3.3 - Near-natural hydrology reinstatement works of Planning scheme policy 3 - Environmental management.	**AO3 Complies** As outlined above and in the figure below, some of the proposed lots are located within the river waterway and the buffer area of the mapped wetland. However, it is important to note that the proposed lots will be located wholly within an area of the site that will already be filled as part of OW/152/2020/A. Therefore, the proposed development will have no additional impacts on the natural hydrological and geomorphological processes of the Waterway corridor or wetland area. Therefore, the development complies with PO3a. 
Erosion prone areas		

PO4 Development in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 is for coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development	**AO4** Development is not located in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 unless the development: a. cannot be feasibly located elsewhere; b. is coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.	**Not applicable.** The proposed development is not located in an erosion prone area.
Water Quality		
PO5 Development is designed, constructed and managed to protect water quality of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 by: a. providing vegetated buffers; b. incorporating water sensitive urban design principles having regard to: i. protecting water quality of surface and ground waters; ii. minimising sewage discharges to the natural environment; c. limiting discharge of sediments and pollutants into a Waterway corridors and wetlands area.	**AO5** Development: a. provides a vegetated riparian buffer in accordance with section 3.3.1 - Riparian corridor revegetation and weed control of Planning scheme policy 3 - Environmental management; b. provides effective erosion and sediment control in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure; c. implements water sensitive urban design principles in accordance with section 3.6 - Stormwater infrastructure standards and section 3.7 - Landscaping standards of Planning scheme policy 5 - Infrastructure; d. excludes stock from a Waterway corridors and wetlands area by providing a permanent fence and gate and utilises off-stream stock watering points.	**AO5 Complies** As part of the approved operational works approval, OW/152/2020, the area outside of the development footprint will be rehabilitated (refer to the Approved Rehabilitation Plan extract below). Appropriate erosion and sediment control will be provided, although it is noted that the majority of the required earthworks will be completed as part of OW/152/2020/A. Finally, a combined bioretention system is proposed to be incorporated to manage stormwater quality. A filter area of 200m^2 will be constructed within the base of the basin to protect water quality of surface and ground waters. 
Access		
PO6 Development provides for an integrated and publicly accessible network of waterways and wetlands to facilitate activation and maintenance of:	**AO6** Development provides: a. road access in the form of an access road or collector road to a River waterway, identified on Waterway corridors and	**AO6 Complies** The proposed development involves the dedication of Lot 1000 to Council which will ensure that public access is maintained to the Logan River.

a. a River waterway identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River where located within the urban footprint; b. a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02.	wetlands overlay map OM-14.01, being the Albert River or Logan River, where the premise adjoins the River waterway and is located within the urban footprint; b. a pedestrian and cycle network along a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02 where the premises adjoins the Major wetland.	Lot 1000 will directly adjoin and will be directly accessible from existing Council owned land at Alexander Clark Park (Lot 807 on RP906366) and Diddams Park (Lot 802 on RP865463). Therefore, Lot 1000 (and ultimately the Logan River) will already have sufficient vehicular access. Pedestrian connectivity is also able to be provided through these adjoining land parcels 
Tenure		
PO7 Development provides for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.	**AO7** No acceptable outcome provided.	**PO7 Complies** The proposal involves the dedication of Lot 1000 (which generally contains the existing waterway corridors and wetlands) to Council which will ensure that this land is able to be appropriately protected and managed.