

Appendix B - Code Response

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A ZONE CODE

i. Low Density Residential Zone code

Overall Outcomes	Response
<p>The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> a. the design of the built form: <ul style="list-style-type: none"> i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope; ii. ensures that its size and bulk is consistent with the character of the residential environment; iii. incorporates appropriate boundary clearances and building separation to protect and provide privacy for residents; iv. ensures it is easily and safely accessed; v. provides a streetscape that is attractive, pedestrian friendly and supports the precinct character; 	<p>Compliant</p> <p>The proposed reconfiguration of the lots will create the opportunity for dwellings to be built on the subdivided lots. With appropriate lot sizes and configurations, the subdivision will enable future dwellings to adhere to the residential character of the area and remain cohesive with the streetscape.</p>
<ul style="list-style-type: none"> b. development protects amenity consistent with its location in the Low density residential zone and precinct and the surrounding area; 	<p>Compliant</p> <p>The proposed 1 into 4 subdivision will remain consistent with amenities within the Low Density Residential zone and the Suburban Precinct in addition to the surrounding area.</p>
<ul style="list-style-type: none"> c. development contributes to the visual amenity of the residential streetscape; 	<p>Not Applicable</p> <p>The proposal is for a reconfiguration of the lot therefore, it does not impact the visual amenity from the residential streetscape.</p>
<ul style="list-style-type: none"> d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided; 	<p>Compliant</p>

	The proposal will not result in adverse social, health, or environmental impacts, with all impacts appropriately mitigated or avoided.
i. in the Suburban precinct:	
i. land uses comprise: <ul style="list-style-type: none"> A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop; 	Compliant This subdivision proposal does not seek to propose any dwelling or structure on the subject site, however the lot sizes may accommodate residential dwelling.
ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy ;	Not Applicable This proposed development is for the reconfiguration of the lot (1 into 4).
iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;	Not Applicable No built forms are being proposed.
iv. a Dual occupancy has a density consistent with that intended for the use;	Compliant Though this proposal does not include any built form, a density analysis has been conducted in order to demonstrate density consistency. Please refer to Section 7, of the Town Planning Report .
v. a Multiple dwelling has a maximum net density of 25 equivalent dwellings per hectare;	Not Applicable No multiple dwellings are proposed.
vi. Reconfiguring a lot:	Compliant

<p>A. creates lot sizes which are consistent with the intended lot size and character of the precinct;</p> <p>B. maintains a block pattern that accommodates traditional backyards and large trees;</p>	<p>The proposed subdivision of 1 into 4 lots dimensions are as follows:</p> <ul style="list-style-type: none"> • Lot 1 = 600m² • Lot 2 = 700m² • Lot 3 = 700m² • Lot 4 = 8,535m² <p>All lot sizes are consistent with the intended character of the zone and suburban precinct. Furthermore, the configuration maintains the block pattern inclusive of open spaces and trees.</p> <p>Please refer to Appendix A Survey Plans.</p>
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Performance outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Land Use		
<p>PO1 A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> 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 	<p>AO1 A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> 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 	<p>Compliant The proposed development is within the Suburban Precinct and achieves the overall outcomes in section 6.2.5.2(3)(i)(i) , please see above.</p>

e. 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.	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.	
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; 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.	Not Applicable No built forms are being proposed
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; 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.	Not Applicable No built forms are being proposed
Density		
PO4	AO4	Compliant

Development achieves a density consistent with that intended for the precinct.	Development has a maximum density shown in Table 6.2.5.3.4 - Low density residential zone densities.	The proposed subdivision of 1 into 4 lots is well within the Low Density Residential Zoned densities of 25 dwellings per hectare.
Amenity		
General emissions		
<p>PO5</p> <p>Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ul style="list-style-type: none"> • noise emissions; • air emissions; • light emission; • radiation emissions; • vibration emissions. 	<p>AO5</p> <p>Development Compliant with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ol 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>Compliant</p> <p>The proposed reconfiguration of 1 into 4 lots will comply with the following emission standards, though there is no structure being built:</p> <p>Planning scheme policy 3 - Environmental management:</p> <ol 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;

		<p>d. Table 3.2.3.1 - Light emission standards;</p> <p>e. section 3.2.4 - Radiation emission standards;</p> <p>f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz.</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>AO6 Development, being a sensitive land use, within 100 metres of government supported transport infrastructure Compliant 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>Not Applicable The development only proposes the reconfiguration of a lot and does not include any sensitive land use.</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>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</p> <table border="1"> <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> </tbody> </table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special Industry	500 metres	High Impact Industry	500 metres	Intensive Animal Industry	<p>Not Applicable The development only proposes the reconfiguration of a lot and does not include any sensitive land use. The site is not within the separation distances to the uses in Column 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 Industry	Impact
For assessable development only			
Design			
Built form			
PO8 A building contributes to the character of the precinct with articulated buildings and detailing by: <ul style="list-style-type: none"> a. orientating towards the primary street frontage; b. providing an attractive and well-articulated façade. 	A08 No acceptable outcome provided.	Not Applicable No built forms are being proposed	
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: <ul style="list-style-type: none"> a. footpath paving; b. street trees; c. landscaping. 	A09 No acceptable outcome provided.	Compliant The proposed subdivision configuration provides adequate physical and visual access and will not result in significant impacts on street trees, footpaths, or 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.	Compliant No equipment, services, or outdoor storage are anticipated or proposed for the site.
Reconfiguring a lot		
PO11 Reconfiguring a lot: <ol 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: <ol 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: <ol 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. 	AO11 No acceptable outcome provided.	Compliant with Performance Outcome The proposed reconfiguration of 1 into 4 lots are located within the Suburban Precinct and comprises the following lot sizes: <ul style="list-style-type: none"> • Lot 1: 600 m² (front lot) • Lot 2: 700 m² (rear lot) • Lot 3: 700 m² (rear lot) • Lot 4: 8,535 m² (rear lot) The front lot exceeds 400m ² , at 436m ² (exclusive of the EMT A) and all proposed rear lots exceed the minimum area 500m ² , with Lots 2 and 3 equalling 509m ² (exclusive of EMT B and EMT C). Lastly Lot 4 greatly exceeds this minimal value at 8,535 m ² .
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	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.	Not Applicable The proposed development does not involve the sale or consumption of liquor.

<p>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.</p>	<p>AO12.2 Development does not provide for gaming.</p>	<p>Not Applicable The proposed development does not involve 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: 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.</p>	<p>AO13 A Shop: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres</p>	<p>Not Applicable The proposed development does not involve a shop.</p>
<p>Food and drink outlet</p>		
<p>PO14 A Food and drink outlet: a. is small-scale; b. protects residential amenity;</p>	<p>AO14 A Food and drink outlet: a. has a maximum gross floor area of 200m² per tenancy;</p>	<p>Not Applicable The proposed development does not involve a food and drink outlet.</p>

c. does not undermine the viability of a nearby centre or the centre hierarchy.	b. is not within 800 metres of another Food and drink outlet; c. does not include a drive-through facility.	
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.	Not Applicable The proposed development is for a subdivision therefore no built form are being proposed.
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.	Not Applicable The proposed development is for a subdivision therefore no built form are being proposed.

ii. Environmental Management and Conservation Zone code

Overall Outcomes	Response
1. The purpose of the Environmental management and conservation zone code will be achieved through the following overall outcomes: <ol style="list-style-type: none"> a. the design of the built form: <ol style="list-style-type: none"> i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope; 	Compliant The proposed reconfiguration of the lots does not propose any built form with the Environment and Conservation Zone.

<ul style="list-style-type: none"> ii. incorporates appropriate boundary clearances and building separation to protect visual amenity and provide privacy for residents; iii. within the zone and precincts display a variety of built forms, materials and façade treatments appropriate to the specific operational and functional requirements of the use; iv. does not dominate the bushland or natural landscape character of the zone; 	
<ul style="list-style-type: none"> b. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided; 	<p>Compliant The proposed development will maintain its current positive value within the site as it will remain undisturbed.</p>
<ul style="list-style-type: none"> c. in the Conservation precinct: <ul style="list-style-type: none"> i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Environment facility, Home-based business, Nature-based tourism or Park; ii. the bushland or natural landscape setting dominates the built form; iii. development protects and enhances natural environmental and scenic amenity values; 	<p>Not Applicable The subject site is not within this precinct.</p>
<ul style="list-style-type: none"> d. in the Environmental management precinct: <ul style="list-style-type: none"> i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Environment facility, Home-based business, Nature-based tourism, Park or Rural activities (excluding Aquaculture, 	<p>Compliant The proposed reconfigurations of the lot does not involve any built forms and does not seek to facilitate development within the Environmental Management Precinct. This area will remain</p>

<p>Intensive animal industry, Intensive horticulture, Rural industry, Rural workers' accommodation, Wholesale nursery or Winery);</p> <p>ii. a significant part or all of the land has high conservation values in a settlement pattern consisting of rural residential size lots in freehold ownership;</p> <p>iii. the bushland or natural landscape setting dominates the built form;</p>	<p>undeveloped, ensuring that the natural landscape and existing vegetation are protected.</p>
<p>e. in the Rural environmental management precinct:</p> <p>i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Environment facility, Home-based business, Nature-based tourism, Park or Rural activities;</p> <p>ii. a significant part or all of the land has high conservation values in a settlement pattern consisting of rural lots in freehold ownership;</p> <p>iii. the bushland or natural landscape setting dominates the built form;</p>	<p>Not Applicable The subject site is not within this precinct.</p>
<p>f. development protects amenity consistent with its location in the Environment management and conservation zone and precinct and the surrounding area.</p>	<p>Compliant The proposal will not result in adverse social, health, or environmental impacts, with all impacts appropriately mitigated or avoided.</p>

Performance Outcome	Accepted Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Land Use		
PO1	AO1	Compliant

<p>A use in the Environmental management and conservation zone is for uses identified in:</p> <ul style="list-style-type: none"> f. section 6.2.4.2(3)(c)(i) overall outcomes for the Conservation precinct; or g. section 6.2.4.2(3)(d)(i) overall outcomes for the Environmental management precinct; or h. section 6.2.4.2(3)(e)(i) overall outcomes for the Rural environmental precinct. 	<p>A use in the Environmental management and conservation zone is for uses identified in:</p> <ul style="list-style-type: none"> g. section 6.2.4.2(3)(c)(i) overall outcomes for the Conservation precinct; or h. section 6.2.4.2(3)(d)(i) overall outcomes for the Environmental management precinct; or i. section 6.2.4.2(3)(e)(i) overall outcomes for the Rural environmental precinct. 	<p>The proposed development is within the Environmental management precinct and achieves the overall outcomes in section 6.2.4.2(3)(d)(i), please see above.</p>
Design		
Building Height		
<p>PO2 A building has a height that:</p> <ul style="list-style-type: none"> c. does not dominate the landscape; d. is consistent with the intended character for the precinct; e. has regard to the functional requirements of the use; f. is responsive to the topography of the site. 	<p>AO2 A building has a maximum building height of 12 metres.</p>	<p>Not Applicable The proposed development is for a subdivision therefore no built form are being proposed.</p>
Boundary Clearance		
<p>PO3 A building or structure has a road, side and rear boundary clearance compatible with the bushland or natural landscape character having regard to:</p> <ul style="list-style-type: none"> c. visual amenity; 	<p>AO3 A building or structure, other than an existing lawful building or structure, has a minimum:</p> <ul style="list-style-type: none"> c. road boundary clearance of 20 metres; 	<p>Not Applicable The proposed development is for a subdivision therefore no built form are being proposed.</p>

d. privacy.	d. side and rear boundary clearance of 10 metres.	
Site Cover		
PO4 A building or structure has a site cover that protects the visual amenity and is compatible with the bushland or natural landscape character of the zone.	AO4 A building or structure has a maximum site cover of 700m ² .	Not Applicable The proposed development does not propose any built forms.
Fencing		
PO5 A fence, other than a fence on a boundary of a lot adjoining a Rural zone or Rural residential zone, provides for the movement of native fauna.	AO5 A fence: <ul style="list-style-type: none"> • provides that the lowest strand or rail is a minimum of 60 centimetres above the ground level; • provides that the distance between each rail or strand is a minimum of 30 centimetres; • is not electrified; • does not include barbed or razor wire. 	Not Applicable The proposed development is for a subdivision therefore no built form are being proposed.
Amenity		
General Emissions		
PO6 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: <ol style="list-style-type: none"> a. noise emissions; b. air emissions; 	AO6 Development Compliant with the following emissions standard of Planning scheme policy 3 - Environmental management: <ol style="list-style-type: none"> a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a 	Compliant The proposed reconfiguration of the lot is located with the Low Residential Density zone, thus the area affected by the Environmental Management and Conservation Zone will not require any alteration and thus no emissions will be produced.

<ul style="list-style-type: none"> c. light emission; d. radiation emissions; e. vibration emissions. 	<ul style="list-style-type: none"> 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. 	
Reverse Amenity		
<p>PO7 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>AO7 Development, being a sensitive land use, within 100 metres of government supported transport infrastructure Compliant 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>Not Applicable The development does not include any sensitive land uses.</p>

<p>PO8 A Childcare centre and Accommodation activities being a Caretaker's accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Relocatable home park, Residential care facility or Retirement facility are 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>A08 A Childcare centre and Accommodation activities being a Caretaker's accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Relocatable home park, Residential care facility or Retirement facility are not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.4.3.2. Table 6.2.4.3.2</p> <table border="1" data-bbox="824 544 1411 946"> <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>Not Applicable The development is not within the separation distances to the uses identified in Column 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															
<p>For assessable development only</p>																
<p>Movement Networks</p>																
<p>PO9 Development provides a low speed vehicle environment to protect native fauna.</p>	<p>A09 No acceptable outcome provided.</p>	<p>Compliant with Performance Outcome The proposed developments access driveway will not be within the Environmental Management and Conservation Zone.</p>														

		However, its design will ensure that vehicles accessing the lots located within the Low Residential Zone are driving at low speeds, thus protecting the native fauna.
Social and health impact		
PO10 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.	AO10.1 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.	Not Applicable The proposed development does not involve the sale or consumption of liquor.
	AO10.2 Development does not provide for gaming.	Not Applicable The proposed development does not involve gaming.
Environmental Management Precinct		
Design		
PO11 A development in the Environmental management precinct has a dominant bushland or natural landscape setting.	AO11 No acceptable outcome provided.	Compliant The bushland and natural land scape will be maintained and protected.
Rural Activities		
PO12 Rural activities in the Environmental management precinct are designed and located to protect and enhance the natural environmental and scenic values on the premises and adjoining land.	AO12 No acceptable outcome provided.	Not Applicable No rural activities are proposed.

Rural Environmental Management Precinct		
Design		
PO13 A development in the Rural environmental management precinct has a dominant rural, bushland or natural landscape setting.	AO13 No acceptable outcome provided.	Not Applicable The subject site is not within this precinct.
Rural Activities		
PO14 Rural activities in the Rural environmental management precinct are designed and located to protect and enhance the natural environmental and scenic values on the premises and adjoining land.	AO14 No acceptable outcome provided.	Not Applicable The subject site is not within this precinct.
Amenity		
Reverse Amenity		
PO15 An activity that is not one of the Rural activities does not prejudice the future operation and viability of Rural activities.	AO15 No acceptable outcome provided.	Not Applicable The subject site is not within this precinct.

B PRIMARY CODES

Reconfiguring a lot code

Performance Outcomes	Accepted Outcomes	Response
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 Compliant 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.	Not Applicable This application does not propose 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.	Not Applicable This application does not propose a boundary realignment.
Design		
PO3 Reconfiguring a lot results in lots of a size, shape, dimension and density that are: <ol style="list-style-type: none"> consistent with their intended use and the intended character of the applicable zone, local plan and precinct; safely accessed and serviced. 	AO3 Unless involving an approved Multiple dwelling, a new lot Compliant with: <ol style="list-style-type: none"> Table 9.4.6.3.2 - Reconfiguring a lot; or Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or 	Compliant This application proposes a Reconfiguring a lot (1 into 4) and the following allotments: <ul style="list-style-type: none"> Lot 1 = 600 m² Lot 2 = 700 m² Lot 3 = 700 m² Lot 4 = 8,535 m²

<p>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.</p>	<p>c. a preliminary approval for reconfiguring a lot.</p>	<p>The lot sizes of lots 1, 2 and 3 are inclusive of each of the proposed access easements, as shown in Appendix A.</p> <p>All proposed lot sizes are compliant with the requirements of Table 9.4.6.3.2-3.</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>AO4.2 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; 	<p>Compliant The proposed subdivision provides access to all rear lots via a 5.5 m wide access easement, with the remaining lots having access to the street frontage. Given this arrangement, the provision of a passing bay or on-site refuse collection is not required, as the driveway width is sufficient for vehicle access and only a single rear lot is served.</p>

	c. the access driveway (including crossover) to be designed to withstand heavy vehicles.	
<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>Compliant with Performance Outcome The proposed subdivision is designed to protect significant landscape and natural features. Excavation and filling have been minimised where possible.</p> <p>Please refer to Appendix C for full justification.</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>Compliant with Performance Outcome This application will not have any impact upon the movement network and will ensure that movement from within the subdivided lots to the frontage and from the frontage to surrounding areas will be supported.</p> <p>Please refer to Section 7 of the Town Planning Report.</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>AO7 No acceptable outcome provided.</p>	<p>Compliant with Performance Outcome The proposed development results in lots which have dimensions and siting appropriate for facilitating energy efficient buildings. Whilst also responding appropriately to the site's topography to ensure effective runoff and water management.</p>

<p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>		<p>Please refer to Appendix A and Appendix C.</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>Compliant The proposed development results in the creation of lots for residential purposes which are not located within any of the distances from industrial uses stated.</p>
<p>Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone</p>		
<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>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p> <p>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.</p> <p>Planning scheme policy 8 - Urban design</p>	<p>Not Applicable This application does not propose the creation of 10 or more lots.</p>

	provides guidance for measuring the frontage of a corner lot.	
	AO9.2 Reconfiguring a lot results in no more than three adjoining lots with the same frontage.	
Access Easement		
PO10 An access easement: <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 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>	AO10 No acceptable outcome provided.	Compliant with Performance Outcomes The proposed access easements are: <ul style="list-style-type: none"> • PO10a: Fit for purpose as it is compliant with Table 9.4.6.3.3; • PO10b: Has a safe access point onto an Urban Access Street; • PO10c: will include an on-site refuse as per Table 9.4.6.3.3 for future dwellings; and • PO10d: Will have no negative impact upon the adjoining properties. <p>Please refer to Section 7 of the Town Planning Report for the full justification.</p>
Lots adjoining an urban arterial road		
PO11 Reconfiguring a lot is designed to enhance the visual amenity of an urban arterial road	AO11 Reconfiguring a lot that results in lots that adjoin an urban arterial road provides:	Not Applicable

<p>and avoids creating a streetscape that is likely to be dominated by fencing ancillary to future land uses.</p>	<p>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:</p> <ol 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 <p>b. a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or</p> <p>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> <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>The proposed development does not result in the creation of lots that 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> <ol style="list-style-type: none"> a. ensures the dwellings are completed in accordance with the approved plan 	<p>Not Applicable No application for a material change of use has been granted for the development</p>

	<ul style="list-style-type: none"> 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. 	
PO13 Reconfiguring a lot where a material change of use has been granted for three or more dwellings: <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. 	AO13 No acceptable outcome provided.	Not Applicable No application for a material change of use has been granted for the development site.
Where within a regulated access area		
PO14 Development within Figure 9.4.6.3.1 - Regulated access area: <ul style="list-style-type: none"> a. does not result in additional lots gaining vehicular access from 	AO14 Development is designed to comply with Figure 9.4.6.3.1 - Regulated access area.	Not Applicable The proposed development is not located within a Regulated access area.

<p>Beenleigh-Redland Bay Road or California Creek Road;</p> <p>b. supports the extension of the local access road network.</p>		
Where within a local plan area		
<p>PO15 Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan</p>	<p>AO15 No acceptable outcome provided.</p>	<p>Not Applicable The proposed development is not located within a local plan area.</p>

C OVERLAY CODES

i. Biodiversity areas overlay code

Performance outcomes	Acceptable outcomes	Response
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> <ol style="list-style-type: none"> provide for habitat links; facilitate safe wildlife movement; facilitate wildlife refuge; enhance habitat values; rehabilitate degraded areas with native vegetation. 	<p>AO1 Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.</p>	<p>Not Applicable The subject site is not located within OM-02.02 Biodiversity area overlay.</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>		
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</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 <i>Environmental Offsets Act 2014</i> 	<p>Not Applicable The subject site is not located within OM-02.01 Biodiversity area overlay.</p>

<p>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>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>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>AO2.2 Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.</p>	<p>Compliant The subject site will maintain the existing vegetation.</p>
<p>Secondary vegetation management area</p>		

<p>PO3</p> <p>Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either:</p> <ol style="list-style-type: none"> protect the current extent of native trees and native habitat trees; or 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>AO3</p> <p>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> <ol style="list-style-type: none"> if clearing less than 10 native trees, compensatory planting is provided of: <ol style="list-style-type: none"> two trees of the same species for every native tree cleared in a secondary vegetation management area; four trees of the same species for every native habitat tree cleared in a secondary vegetation management area; 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 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 <i>Environmental Offsets Act</i> 	<p>Not Applicable</p> <p>The subject site is not located within OM-02.01 Biodiversity area overlay.</p>
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	<p>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.</p> <p>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.</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>	
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</p>	<p>AO4 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 	<p>Not Applicable The subject site is not located within OM-02.02 Biodiversity area overlay.</p>

Planning scheme policy 3 - Environmental management.	accordance with the South East Queensland Ecological Restoration Framework.	
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>AO5 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 subject site is not located within OM-02.03 Biodiversity area overlay.</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>	<p>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:</p>	<p>Not Applicable The subject site is not located within OM-02.02 Biodiversity area overlay.</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>	<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. 	
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 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; 	<p>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.</p>	<p>Not Applicable The subject site is not located within OM-02.03 Biodiversity area overlay.</p>

<p>b. adverse changes to the local hydrology.</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>Landscape values</p>		
<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>AO8 No acceptable outcome provided.</p>	<p>Compliant with Performance Outcomes The lot configuration does not impact any ridgelines or native vegetation. The proposed earthworks avoid disturbance to existing vegetation and aim to enhance the site's landscape values.</p> <p>Please refer to Section 7 of the Town Planning Report and Appendix C for all associated earthworks.</p>
<p>Lighting</p>		
<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>AO9 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. Compliant with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting; 	<p>Compliant The rear of the subject site falls within the Biodiversity Area Overlay (Map OM-02.00). As the proposal does not involve any dwellings, the proposed subdivided lots have been oriented toward the front of the site, away from the biodiversity area.</p>

	b. is directed away from areas identified on Biodiversity areas overlay map OM-02.00.	
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ii. Bushfire hazard overlay code

Performance Outcome	Acceptable Outcome	Response
For accepted development (subject to requirements) and assessable development		
Location, design and siting of development		
<p>PO1 Development is designed to:</p> <ol style="list-style-type: none"> minimise risk of bushfire hazard; provide safe premises; 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>AO1 Development:</p> <ol style="list-style-type: none"> 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 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>Compliant with Performance Outcome</p> <p>The proposed subdivision has been designed to minimise bushfire risk, with all allotments located within the front portion of the subject site. Any future dwellings will also be sited within this area, ensuring that vegetation at the rear of the property is retained and appropriately maintained. In addition, the 5.5-metre-wide access easement provides adequate access for firefighting services and other emergency vehicles.</p>
<p>PO2 Development is sited and constructed to minimise the bushfire hazard and maximise</p>	<p>AO2 Development is located and constructed:</p>	<p>Not Applicable</p>

<p>the protection of life and property from bushfire.</p> <p>Editor's note - Planning scheme policy 6 - Management of bushfire hazard contains guidance on the preparation of bushfire management plans.</p>	<p>a. where there is no bushfire management plan approved by an existing development approval:</p> <ol style="list-style-type: none"> 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 <p>b. where an approved bushfire management plan directs development to be located.</p> <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</p>	<p>The proposal is for the reconfiguration of a lot (1 into 4) and does not involve the construction of any dwellings.</p>
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	<p>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. 	<p>Compliant with Performance Outcome The reconfiguration of the lots (1 into 4) has been designed to minimise bushfire hazard and provide safe lots for potential future dwellings. Please refer to Section 7 of the Town Planning Report.</p>
Vehicle access and fire maintenance trails		
PO4	AO4	Compliant with Performance Outcome

<p><u>Access</u> for fire management and evacuation is provided by <u>access</u> that:</p> <ol style="list-style-type: none"> separates premises from adjoining <u>vegetation</u>; is safely accessible by fire fighting vehicles; has regular vehicular <u>access</u> points for bushfire management, response and evacuation; has regular vehicle passing and turning areas for bushfire management, response and evacuation; allows <u>access</u> at all times for fire fighting vehicles; allows for maintenance, burning off and bushfire response; has vehicular links to an alternative through <u>road</u>; is readily maintained. <p>Editor's note - <u>Planning scheme policy 6</u> - Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation</p>	<p><u>Access</u> for fire management and evacuation is provided by vehicular <u>access</u> in the form of a perimeter <u>road</u>:</p> <ol style="list-style-type: none"> with a minimum reserve width of 20 metres; located between the premises and adjoining <u>vegetation</u>; with a maximum gradient of 12.5 percent; constructed to otherwise comply with <u>section 3.4</u> - Movement infrastructure standards of Planning scheme policy 5 - Infrastructure; that has a layout that does not include a cul-de-sac. 	<p>The proposed subdivision includes a 5.5 m wide driveway, providing safe and efficient access for residents and emergency services. This width accommodates fire management and emergency response vehicles, allowing sufficient space for turning, passing, and ongoing maintenance. It also supports bushfire management activities and ensures safe evacuation.</p>
<p>Water supply</p>		
<p>PO5 Development has access to adequate water supply for fire fighting purposes.</p>	<p>AO5 Development:</p>	<p>Compliant with Performance Outcome</p>

	<p>a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting 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</p> <ul style="list-style-type: none"> - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: <ul style="list-style-type: none"> i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tank. <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. 	<p>The lots within the proposed development will have adequate water supply, please refer to Appendix C.</p>
<p>For assessable development</p>		
<p>Community infrastructure</p>		

<p>PO6</p> <p><u>Community infrastructure</u> 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><u>Community infrastructure</u> is:</p> <ul style="list-style-type: none"> a. not located in a Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b. located to ensure that: <ul style="list-style-type: none"> i. the core services provided by the <u>community infrastructure</u> is able to function effectively during bushfire events; ii. access to the <u>community infrastructure</u> is not compromised by bushfire events; 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>Not Applicable</p> <p>The development does not propose any community infrastructure uses.</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> <ul style="list-style-type: none"> a. storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids; b. manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00. 	<p>Compliant</p> <p>The subdivision will not involve the manufacture of any materials on the site. While hazardous materials will not be stored on-site, any such materials will be handled in accordance with AS 1940.</p>

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iii. Flood hazard overlay code

Performance Outcome	Acceptable Outcome	Response
For accepted development (subject to requirements) and assessable development		
Part A - Risk compatibility (other than a Home-based business)		
Material change of use		
<p>PO1 A development envelope area is located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04 unless complying with the requirements identified in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.</p> <p>Note - Planning scheme policy 10 - Flood includes guidance on demonstrating the qualifying criteria in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.</p>	<p>AO1 Development is contained in a development envelope area located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04.</p>	<p>Not Applicable This proposed development is for subdivision 1 into 4 lots, no structures are being proposed.</p>
<p>PO2 Vulnerable use activities:</p> <ul style="list-style-type: none"> c. are not located in a High flood island identified on Flood hazard overlay map OM-05.01; d. are located outside of the floodplain unless located in: 	<p>AO2 No acceptable outcome provided.</p>	<p>Not Applicable No vulnerable use activities are being proposed.</p>

<p>a. a Low flood risk area identified on Flood hazard overlay map OM-05.04; or</p> <p>b. the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 and involving a Hospital.</p>		
<p>PO3 Essential community infrastructure activities are not located in the floodplain unless:</p> <ul style="list-style-type: none"> d. there is an overriding planning need for the use; e. there is no alternative site located outside of the floodplain that would address the identified need; f. development maintains functionality during and after all flood events, including the probable maximum flood; g. where for Emergency services, the development remains accessible during and after all flood events, including the probable maximum flood. <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO3 No acceptable outcome provided.</p>	<p>Not Applicable No Essential community infrastructure activities are being proposed.</p>
<p>PO4 Development is located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04, unless it:</p>	<p>AO4 No acceptable outcome provided.</p>	<p>Not Applicable This proposed development is for subdivision 1 into 4 lots, no structures are being proposed.</p>

<p>is demonstrated to be compatible with the level of flood risk; delivers the relevant outcomes for the flood risk area, including a:</p> <ul style="list-style-type: none"> o High flood risk area; o Moderate flood risk area; o Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities. <p>Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this performance outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.</p>		
<p>Reconfiguring a lot</p>		
<p>PO5 Development provides a development envelope area that is:</p> <ol style="list-style-type: none"> a. above the flood level during the defined flood event; b. of an area and dimensions to accommodate the activities associated with the intended use. 	<p>A05 Development provides a development envelope area above the flood level during the defined flood event with a minimum size and dimension specified in Table 8.2.5.3.4 - Development envelope area.</p>	<p>Compliant Reconfiguration of the lot will result in subdivision with both zones.</p> <p>Within the Environmental management and conservation zone - Environmental management precinct this area will not be built upon with future dwellings. Though as stated in Table 8.2.5.3.4 of the development envelope area the area being preserved greatly exceeds the minimum 2,000m² with the widths and lengths also exceeding 30m. Within Appendix A it demonstrates that the</p>

		<p>area zoned under Environmental management and conservation zone</p> <p>- Environmental management precinct has an area of roughly 6,575.85m² and lengths and widths of 169m² and 40.2m² respectively, Therefore complying, in addition the Low Density Residential Zone also Compliant as in Table 8.2.5.3.4 it states that the 'entire lot' is the development envelope area.</p> <p>The site is affected by potential flooding from a collection of sources River, Creek and Overland flow. Therefore, defined flood event level with the 1% chance is at 10.9m AHD with an additional 500mm with equals 11.4m AHD. The most affected Lots 3 and 4 will have earthworks and retaining walls implemented resulting in a ground level of approximately 12.5m AHD, please see Appendix C for the full justification.</p> <p>Thus, all proposed lots are above the defined flood event level.</p>
<p>PO6 Each lot has a development envelope area located outside a High flood risk area identified on Flood hazard overlay map OM-05.04, except where limited to:</p> <ol style="list-style-type: none"> a. the rearrangement of boundaries and flood risk is not materially increased on new lots; or 	<p>AO6 No acceptable outcome provided.</p>	<p>Compliant with Performance Outcome The proposed subdivision ensures that each lot is capable of accommodating a future development envelope located outside the High Flood Risk Area identified on Flood Hazard Overlay Map OM-05.04.</p>

<p>b. creating an additional lot for the purpose of a drainage or environmental reserve.</p>		<p>Please refer to Appendix C for the full justification.</p>
<p>PO7 Reconfiguring a lot involving a development envelope area located in a Flood investigation area identified on Flood hazard overlay map OM-05.04 is limited to:</p> <ul style="list-style-type: none"> a. the realignment of boundaries where the development envelope area is located outside a High flow area identified on Flood hazard overlay map OM-05.02; or b. the development is demonstrated to be compatible with the level of flood risk, including delivering the relevant outcomes for a: <ul style="list-style-type: none"> i. High flood risk area; ii. Moderate flood risk area; iii. Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities. <p>Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving Performance Outcome 7(b).</p>	<p>AO7 Each lot has a development envelope area located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04.</p>	<p>Compliant The proposed lot ground levels ensure that all lots which are being created are above the Flood Hazard overlay map OM-05.04 and are not affected by High flood risk and moderate flood risk areas. The proposed ground level is 12.5m AHD as justified within Appendix C.</p> <p>Due to the subdivision being used for residential uses only the low flood risk area will not affect the site.</p>
<p>Part B - Resilient building location, design and operations (other than a Home-based business)</p>		
<p>PO8</p>	<p>AO8.1</p>	<p>Not Applicable</p>

<p>Buildings and structures are located outside of a High flow area.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.</p>	<p>New buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02.</p>	<p>This proposed development is for subdivision 1 into 4 lots, no structures are being proposed.</p>
<p>PO9</p> <p>A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 ensures that the location, design and operation of development:</p> <ul style="list-style-type: none"> e. mitigates the risk of flooding to buildings and structures; f. minimises risk of injury to life and damage to property and infrastructure; g. maintains functionality during and after all flood events, including the probable maximum flood. <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>A08.2</p> <p>Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.</p>	<p>Not Applicable</p> <p>This proposed development is for subdivision 1 into 4 lots, no structures are being proposed</p>
<p>PO10</p> <p>Buildings are designed to account for the potential risk of inundation during flood events by complying with the Minimum flood</p>	<p>A09</p> <p>No acceptable outcome provided.</p>	<p>Not Applicable</p> <p>This proposed development is for subdivision 1 into 4 lots, no structures are being proposed and is not within the OM-05.03 flood hazard overlay.</p>
<p>PO10</p> <p>Buildings are designed to account for the potential risk of inundation during flood events by complying with the Minimum flood</p>	<p>A010</p> <p>No acceptable outcome prescribed.</p>	<p>Not Applicable</p> <p>This proposed development is for subdivision 1 into 4 lots, no structures are being proposed.</p>

<p>planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels.</p> <p>Editor's note - Planning scheme policy 10 - Flood provides guidance on obtaining available flood level information for a property from Council, and resilient design.</p>		
<p>PO11</p> <p>Vehicle manoeuvring areas and car parking (other than a Parking station) are only located below the defined flood event where there is no increase in risk to:</p> <ul style="list-style-type: none"> d. pedestrian and vehicular safety; e. a building or other structure. <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>AO11</p> <p>Vehicle manoeuvring areas and car parking (other than a Parking station) are located above the defined flood event.</p>	<p>Compliant</p> <p>The proposed driveway easement and all lots will be located above the defined flood event level. Please refer to Appendix C for full justification.</p>
<p>PO12</p> <p>Basement access and openings are designed and located to:</p> <ul style="list-style-type: none"> d. ensure safety during a flood event; e. improve resilience to flood events; f. reduce recovery time after flooding; g. minimise economic loss to individual and public assets stored in the basement. <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>AO12</p> <p>All entry points and openings to a basement are located at or above the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels.</p>	<p>Not Applicable</p> <p>This proposed development is for subdivision 1 into 4 lots, no structures are being proposed.</p>
<p>PO13</p>	<p>AO13</p>	<p>Compliant</p>

<p>Essential building services and infrastructure is located or designed to ensure their continued function during and immediately after flood events that are up to and including the:</p> <ul style="list-style-type: none"> c. defined flood event for uses other than Essential community infrastructure activities or Vulnerable use activities; or d. probable maximum flood for Essential community infrastructure activities or Vulnerable use activities. <p>Note - Essential building services and infrastructure may include air conditioning ducts, communication equipment, charging units, pumps, motors, sensitive electrical equipment such as transformers, low voltage switch gear, high voltage switch gear, battery charges, and communal assets and materials (such as waste bins or chemicals).</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>The function of essential building services and infrastructure is maintained during a flood event by:</p> <ul style="list-style-type: none"> c. locating the services and infrastructure outside of a High flood risk area identified on Flood hazard overlay map OM-05.04; d. locating the services and infrastructure above the flood planning level in accordance with Table 8.2.5.3.3 - Minimum flood planning levels; or e. designing and constructing essential services and infrastructure to exclude water infiltration for flood events up to and including: <ul style="list-style-type: none"> a. the defined flood event where not involving Essential community infrastructure activities or Vulnerable use activities; b. the probable maximum flood where for Essential community infrastructure activities or Vulnerable use activities. 	<p>This proposed development is for subdivision 1 into 4 lots, no structures are being proposed.</p>
<p>PO14 Screening the understorey of a building:</p> <ul style="list-style-type: none"> a. does not impede the passage of floodwater or overland flow in a High flood risk area identified on Flood hazard overlay map OM-05.04; 	<p>AO14 No acceptable outcome provided.</p>	<p>Not Applicable This proposed development is for subdivision 1 into 4 lots, no structures are being proposed.</p>

<p>b. maintains an attractive streetscape interaction and interface as intended by the zone, precinct or local plan.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>		
Storage, manufacturing or handling of hazardous materials		
<p>PO15 Development protects public safety and the environment from release of hazardous materials into floodwaters by:</p> <ol style="list-style-type: none"> a. locating hazardous materials and chemicals outside of a High flood risk area or High flow area identified on Flood hazard overlay map OM-05.04 and OM-05.02; b. ensuring hazardous materials are stored to prevent the release or hazardous reaction of hazardous materials during flood events, including events rarer than the defined flood event. 	<p>AO15.1 Development involving the manufacturing or storage of hazardous materials, or involving hazardous chemicals at a hazardous chemical facility is located outside of a:</p> <ol style="list-style-type: none"> a. High flood risk area identified on Flood hazard overlay map OM-05.04; b. High flow area identified on Flood hazard overlay map OM-05.02. 	<p>Not Applicable This development proposal does not involve manufacturing or storage of hazardous materials.</p>
	<p>AO15.2 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04:</p> <ul style="list-style-type: none"> • does not involve the manufacturing or storage of hazard materials or hazardous chemicals at a hazardous chemical facility; or • ensures the storage of hazardous materials is located above the 0.2% AEP at 2100 flood event. 	<p>Not Applicable This development proposal does not involve manufacturing or storage of hazardous materials.</p>
<p>f. Part C - Access and evacuation (other than a Home-based business)</p>		
<p>PO16</p>	<p>AO16</p>	<p>Not Applicable</p>

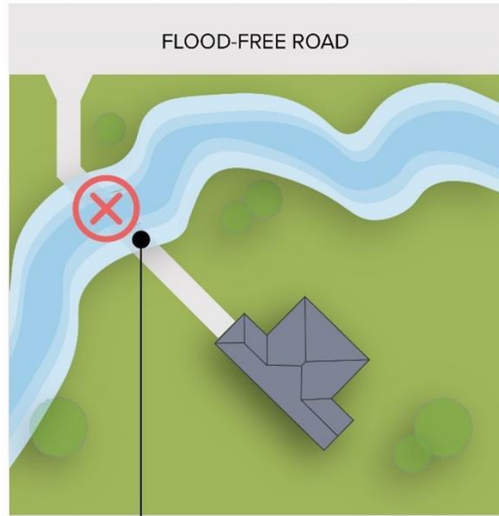
<p>Development involving Vulnerable use activities, other than a Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03, has a low flood hazard vehicle evacuation route that leads outside the floodplain to a suitable area that supports the needs of evacuees.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>No acceptable outcome provided.</p>	<p>This proposed development is for subdivision 1 into 4 lots, and does not involve any vulnerable use activities.</p>
<p>PO17</p> <p>Development involving an accommodation land use has a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>AO17</p> <p>During the defined flood event, development for an accommodation land use has a:</p> <ul style="list-style-type: none"> a. flood-free vehicle access to a road above the flood level; b. flood-free vehicle route that leads to a suitable flood-free area that contains essential goods. 	<p>Not Applicable</p> <p>This proposed development is for subdivision 1 into 4 lots, no structures are being proposed.</p>
<p>PO18</p> <p>Development has a low flood hazard vehicle route from dwellings to a flood-free or low flood hazard road.</p>	<p>AO18</p> <p>During the defined flood event, development involving a new dwelling or an increase in bedrooms, has a flood-free vehicle route from dwellings to the flood-free road.</p> <p>Editor's note - Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle route illustrates an example of a development complying with this acceptable outcome. Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free vehicle route illustrates an example of a development that does not comply with this acceptable outcome.</p>	<p>Not Applicable</p> <p>This proposed development is for subdivision 1 into 4 lots, no structures are being proposed.</p>

Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle route



Route not
impacted by flooding

Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free vehicle route



Route impacted
by flooding

PO19

Reconfiguring of a lot intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use ensures each lot has internal low flood hazard vehicle access to a road and a low flood hazard vehicle route to a suitable flood-free area that

AO19

Reconfiguring of a lot in a residential zone category or Emerging community zone, or intended for a future dual occupancy (auxiliary unit), dwelling house or

Compliant with Performance Outcome

The proposed configuration will in the future house residential dwellings and is able to access Springlands Drive which is a flood free road. Though when accessing areas that have essential goods within both directions along Nujooloo Road have moderate to high-risk

<p>contains essential goods to serve the needs of people.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>accommodation land use, ensures each lot during the defined flood event has a:</p> <ol style="list-style-type: none"> a. flood-free vehicle access to a road above the flood level; b. flood-free vehicle route that leads to a suitable flood-free area that contains essential goods. 	<p>flood areas which overlay the road. Though there it is mostly low flood risk along the path to Loganholme shopping centre which is an essential centre. Due to the circuit nature of the street layout all houses within this area are affected by this constraint.</p> <p>Therefore, council please condition accordingly.</p>
<p>PO20</p> <p>Development, other than where PO16-PO19 is applicable:</p> <ol style="list-style-type: none"> a. ensures safe self-evacuation by having, for a period of at least 10 hours, low flood hazard vehicle access to a low flood hazard road; or b. is only isolated for a period of less than 4 hours from a low flood hazard road and there is a suitable area on site that is: <ol style="list-style-type: none"> a. above the defined flood event; b. not a Low flood island identified on Flood hazard overlay map OM-05.01 or an area impacted by flash flooding during the defined flood event. <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>AO20</p> <p>Where AO16-AO19 is not applicable, development has flood-free vehicle access to a road that is above the flood level during the defined flood event.</p>	<p>Compliant</p> <p>The proposed subdivision has flood-free vehicle access to Springlands Drive during a defined flood event.</p>
<p>PO21</p>	<p>AO21</p> <p>No acceptable outcome provided.</p>	<p>Not Applicable</p>

<p>Development identified in Table 8.2.5.3.5 - Development requiring a flood emergency management plan appropriately plans for its safe operation and evacuation during a flood event to ensure there is no burden on emergency services, including during a probable maximum flood where involving Vulnerable use activities.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance preparing a flood emergency management plan to achieve this performance outcome.</p> <p>Note - Flood emergency management plans do not alter the land use tolerability to a flood risk area, nor act as an alternative to achieving other specified mitigation measures required to ensure risk is mitigated to a tolerable or acceptable level. Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.</p>		<p>This proposed development is for subdivision 1 into 4 lots, and is not for a development in Table 8.2.5.3.5.</p>
<p>Part D - Preservation of floodplain function and overland flow paths (other than a Home-based business)</p>		
<p>PO22 Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained.</p>	<p>AO22 Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation, other than for stormwater quantity and quality infrastructure, does not exceed: a. a total volume of 20m³;</p>	<p>Not Applicable This proposed development is for subdivision 1 into 4 lots, no filling and excavation is proposed.</p>

<p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>b. a total area of 2,000m².</p>	
<p>PO23 Development does not involve earthworks that would either directly, indirectly or cumulatively cause a loss of floodplain storage below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>AO23 The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.</p>	<p>Not Applicable This proposed development is for subdivision 1 into 4 lots, no filling and excavation is proposed.</p>
<p>PO24 Development does not involve works that would either directly, indirectly or cumulatively:</p> <ul style="list-style-type: none"> a. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. result in a loss of floodplain storage up to and including the defined flood event; d. adversely impact the role and function of waterways and areas of ecological significance; e. adversely affect adjoining premises, infrastructure and the environment. 	<p>AO24 No acceptable outcome provided.</p>	<p>Not Applicable This proposed development is for subdivision 1 into 4 lots, no filling and excavation is proposed.</p>

<p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>		
<p>PO25 Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event:</p> <ul style="list-style-type: none"> a. peak flow; b. flow of any part of the flood before the peak; c. flood flow velocity; d. level of flooding; e. flood time to peak. <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO25 No acceptable outcome provided.</p>	<p>Not Applicable This proposed development is for subdivision 1 into 4 lots, no changes will be made to the flood characteristics of the site</p>
<p>PO26 Development does not cause a rapid or unexpected increase in safety risks or flood damage during a flood event larger than the defined flood event, including flood events up to and including the probable maximum flood.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO26 No acceptable outcome provided.</p>	<p>Not Applicable This proposed development is for subdivision 1 into 4 lots, therefore it will not increase the safety risks or flood damage during flood events.</p>
<p>PO27 A stormwater quality improvement device is located to retain existing floodplain storage</p>	<p>AO27 A stormwater quality improvement high flow outlet device is located:</p>	<p>Not Applicable There are no stormwater quality improvements proposed.</p>

<p>capacity and ensure functionality of the stormwater quality improvement device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>a. above the 5% AEP flood event caused by local flooding; b. above the 5% AEP flood event caused by regional flooding.</p>	<p>Please refer to Appendix C for stormwater management.</p>
<p>PO28 A stormwater quantity management device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quantity management device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO28 A stormwater quantity management outlet device is located above the 2% AEP flood event.</p>	<p>Compliant Please refer to Appendix C for stormwater management.</p>
<p>PO29 Stormwater infrastructure does not result in a loss of floodplain storage below the defined flood event.</p>	<p>AO29 Filling and excavation associated with stormwater quantity and quality infrastructure has a total volume of fill equal to or less than the total volume of cut where below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on stormwater management detention basins.</p>	<p>Not Applicable There is no filling and excavation associated with stormwater quantity and quality infrastructure.</p>
<p>Part E - A Home-based business</p>		
<p>PO30 A Home-based business does not put additional people at risk of flooding during the defined flood event. Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of</p>	<p>AO30.1 In a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, a Home-based business does not involve:</p> <ul style="list-style-type: none"> • non-resident staff or visitors to the premises; 	<p>Not Applicable No Home-based business is being proposed</p>

<p>Queensland with expertise in flood studies may be required to determine the relevant defined flood event and demonstrate compliance with this outcome. Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<ul style="list-style-type: none"> new buildings or structures associated with the home-based business. 	
<p>PO31 A Home-based business being a bed and breakfast or farm stay has:</p> <ol style="list-style-type: none"> low flood hazard vehicle manoeuvring areas; low flood hazard vehicle access to a low flood hazard road. 	<p>AO30.2 Buildings, structures and storage of items associated with a Home-based business are located outside of a High flow area identified on Flood hazard overlay map OM-05.02.</p>	<p>Not Applicable No Home-based business is being proposed</p>
<p>PO31 A Home-based business being a bed and breakfast or farm stay has:</p> <ol style="list-style-type: none"> low flood hazard vehicle manoeuvring areas; low flood hazard vehicle access to a low flood hazard road. 	<p>AO31 A Home-based business being Short-term accommodation where a bed and breakfast or farm stay has:</p> <ol style="list-style-type: none"> flood-free vehicle manoeuvring areas during a defined flood event; flood-free vehicle access to a road above the flood level during a defined flood event. 	<p>Not Applicable No Home-based business is being proposed.</p>

D SECONDARY CODES

i. Filling and Excavation code

Please refer to Appendix C Engineering Report for the full code response to the Filling and Excavation code.

ii. Infrastructure code

Please refer to Appendix C Engineering Report for the full code response to the Infrastructure code.

iii. Landscape codes

Performance Outcomes	Accepted Outcomes	Response
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"> i. maintaining pedestrian accessibility; 	<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>Compliant Though no landscaping works are proposed any potential works will be provided with all landscape works in accordance with Part 2 of the Planning scheme policy 5 – Infrastructure.</p>

<ul style="list-style-type: none"> ii. not obstructing sightlines for pedestrians, cyclists and motorists; iii. being consistent with the function of the road; iv. 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"> i. is suitable for the available space and growing conditions; ii. 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. 		
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Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.		
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iv. Servicing, access and parking code

Performance Outcomes	Accepted Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
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:	AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided: <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 	Not Applicable This application involves the creation of four lots. With all four lots having dimensions which provide sufficient space for on-site car parking spaces.

<p>a. the particular circumstances of the premises including the:</p> <ul style="list-style-type: none"> i. nature, intensity and hours of operation of the use; ii. desirability of providing a car park and attracting vehicles to the premises; iii. maximum number of employees and customers to be on the premises at any one time; iv. size, levels and dimensions of the premises; v. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility. 	<p>9.4.7.3.2 - Vehicle parking and servicing;</p> <p>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> <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>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"> a. for an Accommodation activity; or b. 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 Compliant with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.</p>	<p>Not Applicable The proposed development does not include provision of 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; 	<p>Not Applicable No use apart from a residential activity is proposed as part of this application.</p>

	<p>c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.</p>	
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>Not Applicable This application does not involve the creation of a use that would require dedicated motorcycle parking.</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"> • the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; • AS2890.3-1993 - Bicycle parking facilities. 	<p>Not Applicable This application does not involve the creation of a use that would require dedicated bicycle parking.</p>
Provision of vehicle manoeuvring area		
<p>PO6 Development provides a safe and functional vehicle manoeuvring area.</p>	<p>AO6 Development provides a vehicle manoeuvring area that:</p> <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. Compliant with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure. 	<p>Not Applicable The proposed development does not result in a land use that would require provision of a vehicle manoeuvring area.</p>

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: <ol style="list-style-type: none"> a grassed area or permeable landscape area; or the sewerage system. 	Not Applicable This application does not involve the creation of a use that would require a vehicle washing bay.
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: <ol style="list-style-type: none"> does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; Compliant with Table 9.4.7.3.3 - Queuing spaces; Compliant with Table 9.4.7.3.6 - Queuing requirements for particular uses. 	Not Applicable The proposed development does not result in a land use that would require provision of a car parking with queuing space.
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.	Compliant The proposed driveway is 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: <ol style="list-style-type: none"> provide easy way finding for pedestrians, cyclists and motorists; 	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.	Not Applicable The proposed development does not include the construction of a car park area.

<ul style="list-style-type: none"> 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; p. be appropriately landscaped; 		
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<p>q. be surfaced so as to be useable in all weather conditions;</p> <p>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>Compliant The proposed development is for a subdivision only and does not include any built form. As such, on-site refuse collection infrastructure is not proposed at this stage.</p> <p>Future waste management will be undertaken via standard kerbside collection. The proposed lot configuration provides sufficient area for the storage of bins on each lot in locations that are accessible to residents and capable of being screened from adjoining properties.</p> <p>For rear lots, the access easement is of sufficient width to facilitate the movement of bins to the frontage of Springlands Drive for collection. Accordingly, the development does not require an on-site refuse collection bay or manoeuvring area, and the intent of the waste management provisions is achieved.</p>
For assessable development		
Vehicle queuing		
<p>PO12 Queuing associated with a drive through facility (including Service stations and Car</p>	<p>AO12 No acceptable outcome provided.</p>	<p>Not Applicable The proposed development does not result in a land use that would require provision of a car parking with queuing space.</p>

<p>washes) does not cause blockages to traffic on the road network.</p>		
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Note - Planning scheme policy 5 - Infrastructure provides guidelines on how to achieve this outcome.