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Gainsborough Lodge Variation Scheme Document (VSD)

689 Toowoomba Cecil Plains Road, Glenvale
Queensland 4350

Prepared for Gainsborough Developments Pty Ltd
Our Reference: 8824
19 December 2024



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Document Issue

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1. Preliminary

1.1. Short Title

This document may be cited as the Gainsborough Lodge Variation Scheme Document (**VSD**).

1.2. Purpose

The purpose of this document is to:

- a) identify the extent of the approved development of the 'Gainsborough Lodge Approval Area';
- b) form part of the Preliminary Approval for the Gainsborough Lodge Approval Area; and
- c) state the way in which the Preliminary Approval seeks to vary the effect of the Planning Scheme for the approved development of the Gainsborough Lodge Approval Area in accordance with section 50 (3) of the *Planning Act 2016*.

For the purposes of this Preliminary Approval for a Variation Request pursuant to section 50 (3) of the *Planning Act 2016*, the provisions of the *Toowoomba Regional Planning Scheme Version 24.0* (the **Planning Scheme**) are varied in accordance with this VSD.

1.3. Application

This document applies to the Gainsborough Lodge Approval Area which is the premises for the Preliminary Approval application boundary, being the land stated in **Table 1.3** (Land comprising the Gainsborough Lodge Approval Area) and which is identified in **Figure 1** (Gainsborough Lodge Approval Area).

Table 1.3 – Land Comprising the Gainsborough Lodge Approval Area

Real Property Description	Address
Lot 4 on A341	689 Toowoomba Cecil Plains Road, Glenvale Queensland 4350
Lot 5 on A341	
Lot 6 on A341	
Lot 7 on A341	
Lot 8 on A341	
Lot 20 on A341	
Lot 21 on A341	
Lot 22 on A341	
Lot 23 on A341	
Lot 24 on A341	
Lot 379 on AG3110	
Lot 280 on AG3111	
Lot 9 on RP113281	
Lot 19 on RP113281	

This document identifies the Low Density Residential Zone which is shown in **Figure 1** (Gainsborough Lodge Approval Area) and the Hilltop Residential Precinct which is shown in **Figure 2** (Environmental Significance Overlay) within the red dash area.

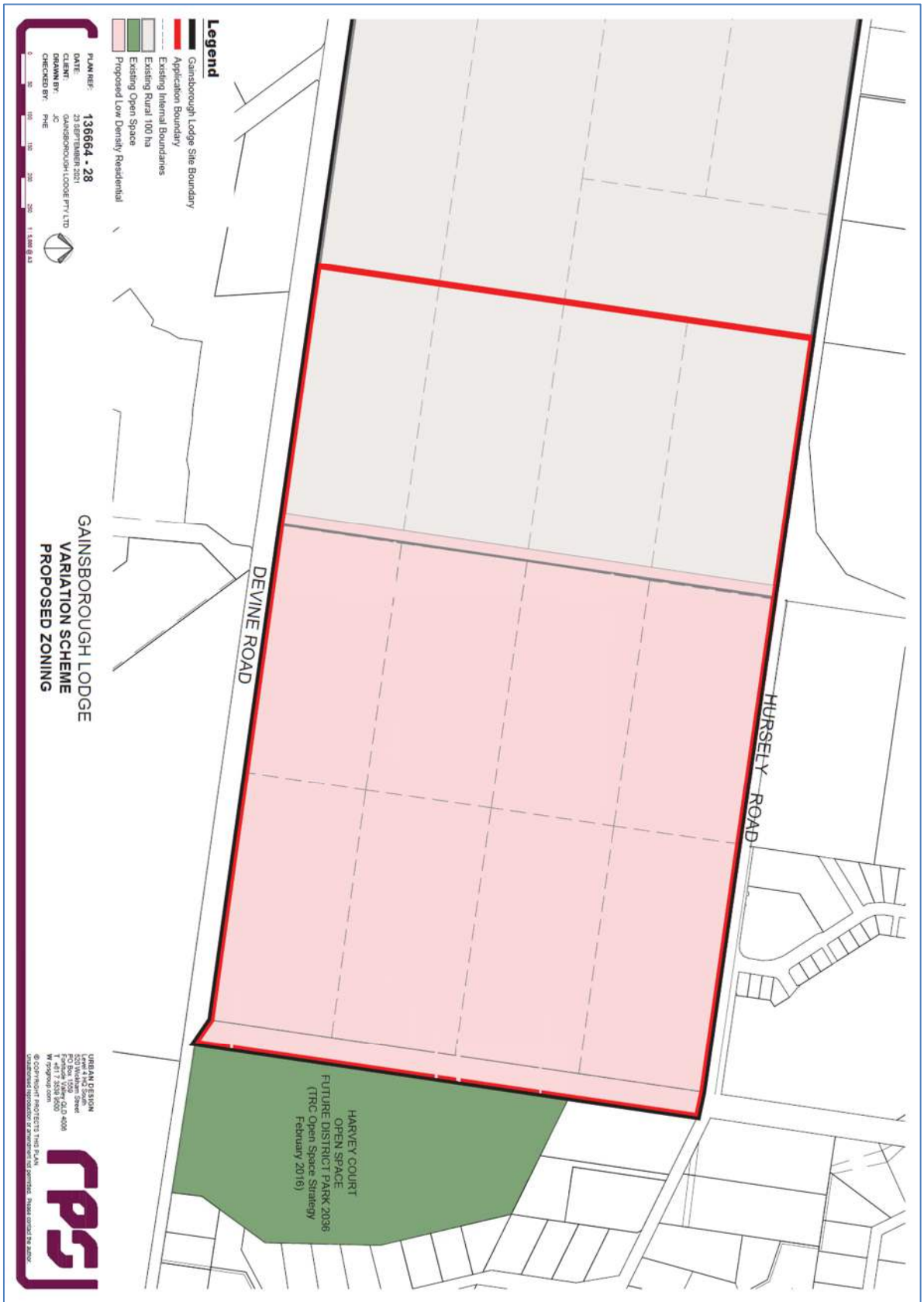


Figure 1 – Gainsborough Lodge Approval Area - in red (source: RPS)



Figure 2 – Environmental Significance Overlay (source: RPS)

2. Interpretation

2.1. Interpretation

The following rules apply to the interpretation of this document:

- a) A term used in this document has the meaning given in the following:
 - i. Section 2.2 (Definitions);
 - ii. The *Planning Act 2016*;
 - iii. The *Planning Regulation 2017*;
 - iv. The Planning Scheme;
 - v. *Statutory Instruments Act 1992*;
 - vi. the Macquarie Dictionary.
- b) A term as defined in the *Planning Act 2016* which is used in the VSD has the meaning given in the *Planning Act 2016*;
- c) A term defined in the *Toowoomba Regional Planning Scheme Version 24.0*, which is used in the VSD has the meaning given in the *Toowoomba Regional Planning Scheme Version 24.0*, unless otherwise defined within this VSD;
- d) In the event a term has been given a meaning in more than one (1) of the instruments listed in paragraph a), the meaning contained in the instrument highest in the list prevails;
- e) Interpretation of tables of assessment and assessment benchmarks within this VSD are consistent with the interpretation detailed within Part 5 of the planning scheme;
- f) To the extent that an inconsistency exists between a term or provision specified in the *Toowoomba Regional Planning Scheme Version 24.0* and a term or provisions specified in this VSD, the term or provisions in this VSD prevails to the extent of the inconsistency; and
- g) A reference to a section, figure, table or schedule is a reference to a section, figure, table or schedule in this document, unless the context otherwise indicates or requires.

2.2. Definitions

A term used in this document has the following meaning, unless the context indicates or requires otherwise:

- a) **Council** means the local government (Toowoomba Regional Council) for the local government area;
- b) **Gainsborough Lodge Approval Area** means the area identified as the Preliminary Approval 'application boundary' in **Figure 1** (Gainsborough Lodge Approval Area) and comprises land stated in **Table 1.3** (land comprising Gainsborough Lodge Approval Area);
- c) **Low Density Residential Zone** means the area identified as Low Density Residential on **Figure 1** (Gainsborough Lodge Approval Area);
- d) **Environmental Significance Overlay** means the area identified Environmental Significance Overlay on **Figure 2** (Environmental Significance Overlay);
- e) **Hilltop Residential Precinct** means the area identified as the Hilltop Residential Precinct on **Figure 1** (Gainsborough Lodge Approval Area) and **Figure 2** (Environmental Significance Overlay);
- f) **Plan of Development** means a plan accompanying an application for reconfiguring a lot, which when approved becomes the primary documentation for the ongoing regulation of subsequent development of the subject land. A plan of development is prepared by an applicant and can include maps, graphics, and text that collectively demonstrate how proposed uses, works and lots

will contribute towards achieving related overall and performance outcomes of the scheme. The plan of development can only cover land included within the related application.

- g) **Planning Scheme** means the *Toowoomba Regional Planning Scheme Version 24.0*;
- h) **Preliminary Approval** means the development approval for MCUI/2020/5051 including all approved plans and approved documents;
- i) **The Act** means the *Planning Act 2016*.

3. Relationship to Relevant Instruments

3.1. Relationship to the Planning Act 2016

The Gainsborough Lodge VSD functions as part of the Preliminary Approval (including a variation request) which varies the effect of the local planning instrument in effect for the site, pursuant to section 50 (3) – *Right to make development applications of the Planning Act 2016*.

The development to which the VSD and the Preliminary Approval applies is to be completed within ten (10) years of the Preliminary Approval taking effect or any further agreed period approved by the local government via an extension application.

3.2. Relationship to the Planning Scheme

- a) This VSD does the following for the development of the Gainsborough Lodge Approval Area:
 - i. Varies the regulation of development applicable to the land within the Gainsborough Lodge Approval Area;
 - ii. Varies the categories of development and assessment for future development within the Gainsborough Lodge Approval Area;
 - iii. Identifies in Section 4 of the VSD, variations to the assessment benchmarks (applicable codes) applying to future development within the Gainsborough Lodge Approval Area; and
 - iv. Provides variations to the applicable assessment benchmarks for the assessment of future development within the Gainsborough Lodge Approval Area.
- b) To remove any doubt:
 - i. This Preliminary Approval (Variation Approval), including the Gainsborough Lodge VSD, is a 'standalone' document which varies the effect of any subsequent local planning instrument in effect for the premises;
 - ii. In the event that any inconsistency exists between the provisions of this document and the Planning Scheme, the provisions of this document prevail; and
 - iii. Unless otherwise varied by the VSD a reference to an assessment benchmark or other planning provision is a reference to the assessment benchmarks and provisions of the Toowoomba Regional Planning Scheme 2012 version 24 and those assessment benchmarks and provisions will continue to apply despite any subsequent amendment to those assessment benchmarks and provisions, the planning scheme or any planning instrument'.

4. Tables of Assessment

4.1. Preliminary

This section (Tables of Assessment) of the VSD comprises the tables of assessment which state the category of development, the level of assessment and assessment benchmarks (applicable codes) for development within the Gainsborough Lodge Approval Area. This includes:

- a) 4.2 Tables of Assessment – Material Change of Use;
- b) 4.3 Tables of Assessment – Reconfiguring a Lot;
- c) 4.4 Tables of Assessment – Overlays;
- d) 4.5 Tables of Assessment – Building Work; and
- e) 4.6 Tables of Assessment – Operational Work.

4.2. Tables of Assessment – Material Change of Use

4.2.1 Gainsborough Lodge Low Density Residential Zone Table of Assessment - Material Change of Use

The table of assessment for development in the Gainsborough Lodge Low Density Residential Zone within the Gainsborough Lodge Approval Area is:

- a) To be interpreted in accordance with section 5.2 (Reading the Tables) of the Planning Scheme; and
- b) Varied in accordance with Table 4.2.1 (Variations to the categories of development and assessment – Material Change of Use - Gainsborough Lodge Low Density Residential Zone).

Table 4.2.1 –Categories of development and assessment – Material Change of Use - Gainsborough Lodge Low Density Residential Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual Occupancy	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> (i) not on land in the Hilltop Residential Precinct; and (ii) the site has an area of at least 700m²; and (iii) the site is not a hatchet lot; and (iv) the building height does not exceed 8.5m; 	<ul style="list-style-type: none"> • Medium Density Residential Code; • Transport, Access and Parking Code.
	Code assessment	
	If: <ul style="list-style-type: none"> (i) meeting the description for <i>accepted development subject to requirements</i>; and (ii) not complying with one or more required acceptable outcomes in the assessment benchmarks identified for <i>accepted development subject to requirements</i>. 	<ul style="list-style-type: none"> • Medium Density Residential Code; • Environmental Standards Code; • Integrated Water Cycle Management Code; • Landscaping Code; • Transport, Access and Parking Code; • Works and Services Code.
Impact assessment		

	Where not meeting the description for accepted development subject to requirements.	<ul style="list-style-type: none"> The planning scheme
Dwelling House	Accepted development	
	If: <ul style="list-style-type: none"> (i) the area of the site is 450m² or more; and (ii) the site is not a hatchet lot; and (iii) the site is not within an Approved Plan of Development associated with a Development Approval under the Variation Approval for Gainsborough Lodge. 	
	Accepted development subject to requirements	
	If not meeting the description listed in the categories of development and assessment column for accepted development.	<ul style="list-style-type: none"> Small Lot Housing Design Code If: <ul style="list-style-type: none"> (a) the site is not within an Approved Plan of Development associated with a Development Approval under the Variation Approval for Gainsborough Lodge; and (b) the site has an area less than 450m². <ul style="list-style-type: none"> Medium Density Residential Code If the site is a Hatchel Lot with an area greater than 450m ² . <ul style="list-style-type: none"> Approved Plan of Development associated with a Development Approval under the Variation Approval for Gainsborough Lodge.
Code assessment		
If: <ul style="list-style-type: none"> (i) where the site is on an Approved Plan of Development associated with a Development Approval under the Variation Approval for Gainsborough Lodge and does not comply with the Approved Plan of Development. 	<ul style="list-style-type: none"> Small Lot Housing Design Code; If the site has an area less than 450m ² . <ul style="list-style-type: none"> Medium Density Residential Code; If the site is a Hatchet Lot with an area greater than 450m ² . <ul style="list-style-type: none"> Gainsborough Lodge Low Density Residential Zone Code; Environmental Standards Code; Integrated Water Cycle Management Code; Landscape Code; Transport, Access and Parking Code; Works and Services Code; 	
Residential Care Facility	Code assessment	
	If <ul style="list-style-type: none"> (i) not located in the Hilltop Residential Precinct 	<ul style="list-style-type: none"> Gainsborough Lodge Low Density Residential Zone Code; Medium Density Residential Code; Environmental Standards Code; Integrated Water Cycle Management Code; Landscaping Code; Transport, Access and Parking Code; Works and Services Code.
	Impact assessment	
If carried out on land within the Hilltop Residential Precinct.	<ul style="list-style-type: none"> The planning scheme 	

Retirement Facility	Code assessment	
	If (i) not located in the Hilltop Residential Precinct	<ul style="list-style-type: none"> • Gainsborough Lodge Low Density Residential Zone Code; • Medium Density Residential Code; • Environmental Standards Code; • Integrated Water Cycle Management Code; • Landscaping Code; • Transport, Access and Parking Code; • Works and Services Code.
	Impact assessment	
	If carried out on land within the Hilltop Residential Precinct.	<ul style="list-style-type: none"> • The planning scheme
Sales Office	Accepted development subject to requirements	
	If: (i) on premises identified as a Sales Office on an approved Plan of Development.	<ul style="list-style-type: none"> • Gainsborough Lodge Sales Office Code.
	Code assessment	
	(i) not complying with one or more required acceptable outcomes in the assessment benchmarks identified for <i>accepted development subject to requirements</i> .	<ul style="list-style-type: none"> • Gainsborough Lodge Low Density Residential Zone Code; • Gainsborough Lodge Sales Office Code. • Environmental Standards Code; • Integrated Water Cycle Management Code; • Landscaping Code; • Transport, Access and Parking Code; • Works and Services Code.

4.3. Tables of Assessment – Reconfiguring of a Lot

4.3.1 Gainsborough Lodge Low Density Residential Zone Table of Assessment - Reconfiguring a Lot

The table of assessment for development in the Low Density Residential Zone within the Gainsborough Lodge Approval Area is:

- a) To be interpreted in accordance with section 5.2 (Reading the Tables) of the Planning Scheme; and
- b) Varied in accordance with Table 4.3.1 (Variations to the categories of development and assessment – Reconfiguring a Lot - Low Density Residential Zone).

Table 4.3.1 –Categories of development and assessment - Reconfiguring a Lot - Gainsborough Lodge Low Density Residential Zone

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low Density Residential Zone	Accepted development	
	If the Regulation, schedule 6, Part 4 applies.	
	Accepted development subject to requirements	
	If rearranging the boundaries of a lot by registering a plan of subdivision and:	<ul style="list-style-type: none"> • Gainsborough Lodge Reconfiguring a Lot Code.

	<ul style="list-style-type: none"> (i) no additional lots are created; (ii) none of the resulting lots is a hatchet lot; and (iii) the size of all proposed lots is equal to or greater than the relevant minimum lot size for the zone as identified in Table 4.3.2. 	
Code assessment		
If:	<ul style="list-style-type: none"> (i) creating a lot/s by subdividing another lot; and <ul style="list-style-type: none"> (a) the size of each lot created is equal to or greater than the minimum lot size for the zone as identified in Table 4.3.2; and (b) no hatchet lots are created; or (ii) creating an easement giving access to a lot from a constructed road; or (iii) it is a Community Title subdivision within the Hilltop Residential Precinct and the size of each lot created is equal to or greater than the minimum lot size for the zone as identified in Table 4.3.2; or (iv) if for a volumetric subdivision, where associated with an existing or approved building. 	<ul style="list-style-type: none"> • Gainsborough Lodge Low Density Residential Zone Code; • Gainsborough Lodge Reconfiguring a Lot Code.
Impact assessment		
	Any other Reconfiguring a Lot not mentioned in this table.	<ul style="list-style-type: none"> • The Planning Scheme

Table 4.3.2 – Minimum Lot Sizes

Zone (Precinct)	Minimum Lot Size
Gainsborough Lodge Low Density Residential Zone (Hilltop Residential Precinct)	800m ²
Gainsborough Lodge Low Density Residential Zone - otherwise	450 420m ²

4.4. Tables of Assessment – Overlays

4.4.1 Agricultural Land Overlay Table of Assessment

The table of assessment for development in overlays for the Gainsborough Lodge Approval Area is:

- a) To be interpreted in accordance with section 5.2 (Reading the Tables) of the Planning Scheme; and
- b) Varied in accordance with Table 4.4.1 (Variations to the categories of development and assessment for overlays – Agricultural Land Overlay).

Table 4.4.1 – Variations to the categories of development and assessment for overlays – Agricultural Land Overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development
All assessable development	No Change	<ul style="list-style-type: none"> • Gainsborough Lodge Agricultural Land Overlay Code

4.4.2 Bushfire Overlay Table of Assessment

The table of assessment for development in overlays for the Gainsborough Lodge Approval Area is:

- a) To be interpreted in accordance with section 5.2 (Reading the Tables) of the Planning Scheme; and
- b) Varied in accordance with Table 4.4.2 (Variations to the categories of development and assessment for overlays – Bushfire Hazard Overlay).

Table 4.4.2 – Variations to the categories of development and assessment for overlays – Bushfire Hazard Overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All assessable development	No Change	<ul style="list-style-type: none"> • Gainsborough Lodge Bushfire Hazard Overlay Code
All accepted development	Accepted Development Subject to Requirements	<ul style="list-style-type: none"> • Gainsborough Lodge Bushfire Hazard Overlay Code

4.4.3 Landslide Hazard Overlay Table of Assessment

The table of assessment for development in overlays for the Gainsborough Lodge Approval Area is:

- a) To be interpreted in accordance with section 5.2 (Reading the Tables) of the Planning Scheme; and
- b) Varied in accordance with Table 4.4.3 (Variations to the categories of development and assessment for overlays – Landslide Hazard Overlay).

Table 4.4.3 – Variations to the categories of development and assessment for overlays – Landslide Hazard Overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development
All assessable development	No Change	<ul style="list-style-type: none"> Gainsborough Lodge Landslide Hazard Overlay Code
All accepted development	Accepted Development Subject to Requirements	<ul style="list-style-type: none"> Gainsborough Lodge Landslide Hazard Overlay Code

4.4.4 Gainsborough Lodge Environmental Significance Overlay Table of Assessment

The table of assessment for development in overlays for the Gainsborough Lodge Approval Area is:

- To be interpreted in accordance with section 5.2 (Reading the Tables) of the Planning Scheme;
- Varied in accordance with Table 4.4.4 (Variations to the categories of development and assessment for overlays – Environmental Significance Overlay); and
- Varied in accordance with the area identified Environmental Significance Overlay on **Figure 2** (Environmental Significance Overlay).

Table 4.4.4 –Categories of development and assessment for overlays – Gainsborough Lodge Environmental Significance Overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development
All assessable development	No Change	<ul style="list-style-type: none"> Gainsborough Lodge Environmental Significance Overlay Code
All accepted development	Accepted Development Subject to Requirements	<ul style="list-style-type: none"> Gainsborough Lodge Environmental Significance Overlay Code

4.5. Tables of Assessment – Building Work

The table of assessment for building work in the Gainsborough Lodge Approval Area is in accordance with Table 5.7 Categories of development and assessment - Building Work of the Planning Scheme for all zones, and to be interpreted in accordance with section 5.2 (Reading the tables) of the Planning Scheme.

4.6. Tables of Assessment – Operational Work

The table of assessment for operational work in the Gainsborough Lodge Approval Area is in accordance with Table 5.8 Categories of development and assessment - Operational Work of the Planning Scheme for all zones, which is to be interpreted in accordance with section 5.2 (Reading the tables) of the Planning Scheme.

5. Applicable Codes

5.1. Preliminary

This section (Applicable Codes) identifies and includes the codes for the approved development of the Gainsborough Lodge Approval Area, which state the assessment criteria.

5.2. Codes

The codes for the Gainsborough Lodge Approval Area are as follows:

- a) The codes stated in the assessment benchmarks for assessable development and requirements for accepted development column of the Tables of assessment in Section 4 (Table of Assessment), subject to the variations to those codes stated in section 5.3 (Variations to the codes).

5.3. Variations to the Codes

This section (Variations to the Codes) of the VSD comprises the applicable codes which are varied for development within the Gainsborough Lodge Approval Area. This includes:

Variations to the following zone codes of the planning scheme:

- a) 5.3.1 Low Density Residential Zone Code.

Variations to the following overlay codes of the planning scheme:

- a) 5.3.2 Agricultural Land Overlay Code;
- b) 5.3.3 Bushfire Hazard Overlay Code;
- c) 5.3.4 Environmental Significance Overlay Code; and
- d) 5.3.5 Landslide Hazard Overlay Code.

Variations to the following development codes of the planning scheme:

- a) 5.3.8 Reconfiguring a Lot Code.

5.3.1 Gainsborough Lodge Low Density Residential Zone Code

Application

This code applies to development:

- (1) within the Gainsborough Lodge Low Density Residential Zone as identified by the Gainsborough Lodge VSD and Preliminary Approval; and
- (2) identified as requiring assessment against the Gainsborough Lodge Low Density Residential Zone Code by the tables of assessment in Part 4 (Tables of Assessment) of the Gainsborough Lodge VSD.

Purpose and Overall Outcomes

- (1) The purpose of the Gainsborough Lodge Low Density Residential Zone code is to provide for a variety of low density dwelling types, including dwelling houses and community uses, and small-scale services, facilities and infrastructure, to support local residents.

The amenity and lifestyle of residents in the Gainsborough Lodge Low Density Residential Zone is conserved while providing mechanisms to promote and implement a mix of housing forms at a density appropriate to each locality. Non-residential uses are small scale and low intensity uses that service the day to day needs of the immediate local residential community and do not undermine the viability of a nearby centre.

- (2) The overall outcomes sought for the Gainsborough Lodge Low Density Residential Zone are as follows:
- a) The provision of detached dwelling houses as the primary form of housing within the zone and dual occupancy as a secondary form of housing, on a range of lot sizes greater than 500m²;
 - b) Medium density forms of residential development are supported within this zone where within walking distance of a local, district or major centre providing a wide range of goods, services and facilities, including provision of goods and services to meet daily convenience needs or where adjacent or opposite a district or regional park offering a high level of residential amenity.
 - c) Retirement villages are established in the Gainsborough Lodge Low Density Residential Zone only where they are designed to achieve a transition in scale and density from one that is consistent with the surrounding area to a more dense form consistent with a typical retirement village;
 - d) Dual occupancy development is dispersed throughout residential neighbourhoods and does not become the dominant housing form in the street;
 - e) Lot reconfiguration will achieve a minimum dwelling yield of 15 dwellings per hectare net, and lower where in the Hilltop Residential Precinct;
 - e) New hatchet lots are not created within this zone and existing hatchet lots are occupied by a single dwelling house only;
 - f) Development provides for an efficient land-use pattern and is well connected to other parts of the local government area;
 - g) Development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;
 - h) Small scale short-term accommodation occurs only on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and in proximity to existing development of a similar nature, in buildings of a scale that is consistent with the surrounding residential area, all car parking needs can be met on site, and the use does not detract from the residential amenity of the area;
 - i) Development maintains a high level of residential amenity avoiding uses that introduce adverse impacts such as excessive traffic, noise, dust, odour, lighting and other locally specific impacts;
 - j) Development reflects and enhances the existing low density scale and character of the area, and is no more than 2 storeys above ground level;
 - k) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourage sustainable transport use such as walking, cycling and public transport use;
 - l) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure including utility installations to support the needs of the local community;
 - m) Non-residential uses occur only where such uses:
 - (i) primarily function to directly support the day to day convenience needs of the immediate local residential community;
 - (ii) provide a local community or limited business function, and include:

- a. Child care centre;
 - b. Club;
 - c. Community care centre.
 - d. Community use.
 - e. Educational establishment.
 - f. Emergency services
 - g. The following uses only where reuse of an existing building used for an existing business activity:
 - i. Food and drink outlet
 - ii. Shop (only convenience).
 - iii. Health care services.
 - iv. Place of worship.
 - v. Sales office.
 - vi. Veterinary services.
 - n) non-residential uses only occur within the zone where they:
 - (i) are accessible to the immediate local residential community they serve;
 - (ii) are located on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and minimises intrusion of through traffic into local residential streets;
 - (iii) have a built form that is compatible with surrounding residential character and amenity, including:
 - a) reuse of existing non-residential premises or
 - b) extensions and/or new buildings have height, bulk and scale consistent with intended low density residential built form intent of the zone and compatible with existing streetscape character;
 - (iv) do not have a significant detrimental impact on the neighbourhood amenity expected within a predominantly low density residential environment having regard to sunlight and solar access, privacy, hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;
 - (v) ensure all car parking needs can be met on site, and off-street car parking areas do not dominate the appearance in the streetscape and are landscaped to provide an attractive frontage that maximise pedestrian activity and safety.
 - o) Development responds to the natural topography and environmental constraints of the land and avoids or where this is not possible, mitigates any adverse impacts on areas of ecological significance, including creeks, gullies, steep land, waterways, wetlands, habitats and vegetation and bushland through location, design, operation and management;
 - p) Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone is designed to mitigate industrial air, noise and odour emissions with potential to adversely impact on human health, amenity and wellbeing.
- (2) The overall outcomes sought for the Hilltop Residential Precinct are as follows:
- a) Land in this precinct accommodates low density residential development, minimizing the total footprint of within which activities, buildings, structures, driveways and other works or activities are contained in order to minimize the impact upon existing vegetation and Hilltop character of the surrounding area;

- b) Residential development in the Residential Hilltop Precinct is not intensified by way of dual occupancies, multiple dwellings or creation of lots less than 800m²;
- c) Development maintains the safety of people and property from the risk of landslide by ensuring that all works are undertaken in accordance with the recommendations of the approved Slope Stability Assessment Report;
- d) Development mitigates the risk from Bushfire through, siting, design and management measures in accordance with the approved Bushfire Hazard Assessment and Management Plan; and
- e) Non-residential uses are limited to public car park, park and infrastructure.

Table 5.3.1.1 – Gainsborough Lodge Low Density Residential Zone Code - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Caretaker’s Accommodation	
<p>PO₁ Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that:</p> <ul style="list-style-type: none"> (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents. 	<p>AO_{1.1} A caretaker’s accommodation is:</p> <ul style="list-style-type: none"> a) separated from significant levels of emissions (adverse to human health or amenity) generated by the non-residential use/s of the site by at least 6m; b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> i) is directly accessible from a habitable room; ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and iii) where provided as a balcony, verandah or deck has a minimum area of 8m² with a minimum dimension of 2.4m. <p>AO_{1.2} No more than one (1) caretaker’s accommodation is established per non-residential use.</p>
Dwelling Unit	
<p>PO₂ Development incorporating a dwelling unit is provided in a manner that:</p> <ul style="list-style-type: none"> (a) integrates visually with the non-residential use through the use of materials, colours and finishes, architectural treatments and landscaping treatments; (b) ensures residents have a high level of safety, security, privacy and amenity; (c) ensures residents are not exposed to noise and light nuisance from the non-residential use; and (d) provides residents access to private outdoor recreation spaces directly from the dwelling unit. 	<p>AO_{2.1} Separate entrances are provided to the dwelling unit and non-residential uses on the same site.</p> <p>AO_{2.2} Entries to the dwelling unit are clearly identifiable from the street and have a defined pathway.</p> <p>AO_{2.3} Dwelling units are readily distinguishable from the non-residential use for emergency service providers.</p> <p>AO_{2.4} The dwelling unit number is clearly displayed on the unit and letter box.</p> <p>AO_{2.5} The dwelling unit is provided with a private landscape and recreation area which:</p> <ul style="list-style-type: none"> (a) is directly accessible from a habitable room; (b) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (c) if a balcony, a veranda or a deck, has a minimum area of 8m² with minimum dimensions of 2.4m. <p>AO_{2.6} Habitable rooms of the dwelling unit are protected from overlooking of the non-residential use/area by:</p> <ul style="list-style-type: none"> (a) separation of 9m from a window or activity area of the non-residential use; or (b) screening the outlook from windows, balconies or activity area of the non-residential use within a

Performance outcomes	Acceptable outcomes
	direct view of 9m to the habitable room or private open space of the dwelling unit.
Non-residential Uses and building work – Scale of use where involving the reuse of an existing building	
PO ₃ The non-residential use is of a small scale and intensity that is compatible with the character of the streetscape and the low density residential built form appearance of the locality.	AO _{3.1} The use: (a) is carried out in an existing building; (b) only increases the Gross Floor Area of the existing building by a maximum of 25m ² and does not reduce existing front or side setbacks; (c) is a single tenancy only; (d) has a maximum gross floor area of 200m ² ; (e) is conducted wholly within an enclosed building; and (f) does not involve outdoor dining or drive through facility.
Non-residential Uses and building work – Noise Amenity	
PO ₄ The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or the intended residential streetscape character.	AO _{4.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.
Non-residential Uses and building work – Privacy and Screening	
PO ₅ Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO _{5.1} A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary. AO _{5.2} A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use. AO _{5.3} Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.
Non-residential Uses and building work – Outdoor Lighting	
PO ₆ Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{6.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO _{6.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> .
Utilities and Stormwater	
PO ₇ A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{7.1} Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₈ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{8.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₉ The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{9.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.
PO ₁₀ Stormwater resulting from roofed areas and impervious surfaces is collected and discharged in a manner that	AO _{10.1} Roof water and impervious surfaces water runoff is collected and discharged in accordance with <i>SC6.2 PSP</i>

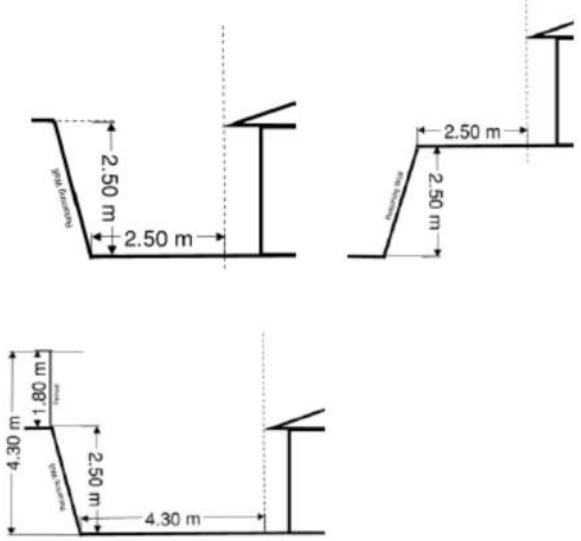
Performance outcomes	Acceptable outcomes
does not adversely affect the stability of buildings or the use of adjacent land.	<i>No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</i>
Waste Management	
<p>PO₁₁ Appropriate refuse container storage areas are provided which are:</p> <ul style="list-style-type: none"> (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) (d) able to be kept in a clean state at all times, and waste is captured and discharges to an approved collection point. 	<p>AO_{11.1} Refuse container storage areas are provided that:</p> <ul style="list-style-type: none"> (a) are located behind the building line and screened from public view: <ul style="list-style-type: none"> (i) in a building, outbuilding or other enclosed structure; (ii) screened by a minimum 1.5 m high solid fence or wall that is surrounded by minimum 1m wide landscaping (excluding container storage access point) where not adjoining a residential boundary; or; (iii) screened by a minimum 1.8m high solid fence where adjoining a residential boundary (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (d) are large enough to accommodate at least one (1) standard/sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use.
Non-residential uses and building work – Access, on-site car parking and manoeuvring	
<p>PO₁₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and:</p> <ul style="list-style-type: none"> (a) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. (b) (b) to ensure that off-street car parking areas do not dominate the appearance in the streetscape. 	<p>AO_{12.1} Where not involving the reuse of an existing premises used for a business activity car parking is provided in accordance with the Transport, Access and Parking Code.</p> <p>AO_{12.2} Where involving re-use of premises used for a business activity:</p> <ul style="list-style-type: none"> (a) There is no reduction in existing or previously approved on-site car parking; (b) There are no alterations to the location of existing or previously approved access (driveways and vehicle cross-overs) and on-site car parking and manoeuvring areas.
Non-residential uses and building work – Landscaping	
<p>PO₁₃ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</p>	<p>AO_{13.1} Where involving the reuse of a premises there is no reduction in the area or quantity of established or previously approved on-site landscaping.</p>

Table 5.3.1.2 – Gainsborough Lodge Low Density Residential Zone Code - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Residential Development	
<p>PO₁ The zone accommodates predominantly dwelling houses and other housing forms at a low density scale and intensity.</p>	<p>AO_{1.1} Uses which are consistent with the intent of the zone include:</p> <ul style="list-style-type: none"> (a) dwelling house; and (b) dual occupancy, except where located in the Hilltop Residential Precinct
<p>PO₂ Short-term accommodation occurs where:</p> <ul style="list-style-type: none"> (a) it is of a small scale that is consistent with the intensity of development in the surrounding residential area; 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (b) adjoining or located on the opposite side of a road to existing Short-term accommodation or other Accommodation activities of a similar scale and density ; (c) all car parking needs can be met on site; (d) have direct vehicle access to a distributor, sub-arterial and regional arterial level road that is not a State-controlled road; and (e) do not unduly detract from the amenity of nearby residences. 	
<p>PO₃ Higher density forms of Accommodation activities (i.e. other than caretaker’s accommodation, community residence, dwelling house and dual occupancy) are designed to reflect the residential scale and density of the surrounding area.</p>	<p>AO_{3.1} The number of dwellings on the site does not exceed one per 500m²;</p> <p>AO_{3.2} The site has a minimum frontage of 12m.</p>
Non-residential development	
<p>PO₄ Non-residential uses establish only where they:</p> <ul style="list-style-type: none"> (a) except for child care centres, provide for the day to day convenience needs or local service of the immediate local residential community; (b) do not undermine the viability of a nearby centre and are not of a scale that impacts on the role or function centres network; (c) do not contribute to strip development or expansion of an existing centre; (d) are a of a small scale, and have low intensity operation and employment; (e) are highly accessible to the immediate local community it serves and have direct vehicle access to a distributor, sub-arterial and regional arterial; (f) do no introduce non-local traffic into a local street; (g) are in buildings, including extensions and alterations to an existing building, that have a low rise bulk and scale compatible with a dwelling house and consistent with the character of adjoining residential buildings and the surrounding streetscape; (h) do not adversely impact the amenity, safety or privacy of nearby residences. 	<p>No acceptable outcome is nominated.</p>
Built form	
<p>PO₅ Buildings are of a height which is consistent with the intended character of the zone and overlay, and which do not unduly reduce privacy or access to sunlight to habitable rooms, private open space and solar panels on adjoining land.</p>	<p>AO_{5.1} Buildings have a maximum height of two (2) storeys or 8.5m above ground level.</p>
<p>PO₆ Except for Dwelling Houses and Dual Occupancies site coverage:</p> <ul style="list-style-type: none"> (a) maximizes setbacks; (b) maximizes landscaping; (c) ensures adequate useable outdoor areas; (d) ensures adequate space for vehicle movement and parking areas; (e) maximizes solar access for internal and external living spaces; (f) does not compromise solar access for adjoining premises; and (g) does not result in overshadowing of adjoining properties. 	<p>AO_{6.1} For development up to two (2) storeys, site cover does not exceed 50% of the site area.</p> <p>For development over two (2) storeys no acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO₇ Impervious site coverage:</p> <ul style="list-style-type: none"> (a) ensures development maximizes on-site infiltration and minimizes the additional burden on drainage infrastructure; (b) reduces the visual impact of additional hardstand; (c) respects the existing or preferred neighbourhood character and responds to the features of the site; and (d) allows for the provision of an appropriate supply of landscaping and open space. 	<p>AO_{7.1} Impervious areas of the site do not exceed 60% of the site area.</p>
<p>PO₈ The front building setback is consistent with the prevailing front setbacks in the street.</p>	<p>AO_{8.1} Where the site has frontage to a collector or local road, buildings are set back from that frontage:</p> <ul style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4m. <p>AO_{8.2} Where the site has frontage to a road other than a collector or local road:</p> <ul style="list-style-type: none"> (a) residential buildings are set back from that frontage in accordance with the requirements of the Queensland Development Code. (b) non-residential buildings are set back from that frontage 6m. <p>AO_{8.3} Where involving non-residential use, buildings are set back a minimum 6m from the road frontage.</p>
<p>PO₉ Side and rear building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended low density character of the zone or precinct in which the site is located; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise overshadowing and overlooking of adjoining premises; (e) provide adequate separation and buffering between residential and non-residential premises; and (f) maximise opportunities for landscaping. 	<p>AO_{9.1} Buildings are set back from a side boundary:</p> <ul style="list-style-type: none"> (a) Ground Floor (up to 3.5m high) – 1.5m; and (b) First floor (up to 7.5m high) – 2m; (c) Above 7.5m – 3m; or (d) the distance of the height of the retaining wall on the side boundary or combination of the height of the retaining wall and a fence, whichever is greater (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall. <p>AO_{9.2} Buildings are set back:</p> <ul style="list-style-type: none"> (a) a minimum of 3m from a rear boundary; or (b) the distance equivalent to of the cumulative height of the retaining wall and fence on the rear boundary (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.

Performance outcomes	Acceptable outcomes
	 <p style="text-align: center;">Figure 1</p> <p>For non-residential development: AO_{9.3} Buildings are set back a minimum of 2.5m from a side boundary. AO_{9.4} Buildings are set back from a rear boundary whichever is the greater - (a) a minimum of 3m; or (b) The distance equivalent to the cumulative height of the retaining wall and fence on the rear boundary. Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.</p>
<p>PO₁₀ The development is designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to the following:</p> <ul style="list-style-type: none"> (a) built form; (b) open space; (c) landscaping; (d) the public realm; (e) parking and access; (f) solar access; (g) views and outlook; (h) setbacks; (i) height; (j) scale and bulk; and (k) provision of services 	<p>In partial compliance with the performance outcome:</p> <p>AO_{10.1} A minimum 1m wide landscaping strip is provided for the full length of the driveway and parking areas where parallel to a boundary common with a residential premises.</p> <p><i>Note: Such landscaping areas must not be compromised by the maneuvering areas required for the vehicle.</i></p>
<p>PO₁₁ Non-residential use buildings, including extensions or additions, exhibit design elements that are characteristic of and compatible with surrounding houses in the streetscape including:-</p> <ul style="list-style-type: none"> (a) buildings orient to and addresses the street frontage; (b) the main building entry faces the street at ground level; (c) building mass is broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank surfaces ; (d) differentiate between private houses and the non-residential use through variation in materials, patterns, textures and/or colours 	<p>No acceptable outcome is nominated</p>

Performance outcomes	Acceptable outcomes
<p><i>Editor's note – examples of façade treatment to avoid expanses of blank surface may include (but is not limited to):</i></p> <ul style="list-style-type: none"> • windows are provided in any building façade facing the street or other public and communal space; • awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design. 	
<p>PO₁₂ Where appropriate, development facilitates active transport and open space connections through the neighbourhood.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₁₃ The site layout responds sensitively to adjoining land uses as well as on-site and surrounding topography, drainage patterns, utility services, access, built forms and vegetation such that:</p> <ol style="list-style-type: none"> (a) any hazards or nuisance to people or property on the site or offsite are avoided; (b) any earthworks are minimised and design alternatives are prioritised over earthworks; (c) natural drainage lines are retained; (d) existing vegetation is retained or replaced; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening a separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>
Amenity and Safety	
<p>PO₁₄ Development maintains a high level of residential amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₁₅ Site layout, building design and landscaping facilitates the security of people and property having regard to:</p> <ol style="list-style-type: none"> (a) opportunities for casual surveillance of and sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) exterior building design and orientation which promote safety; (c) adequate definition of uses and public and private ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours. 	<p>AO_{15.1} Setbacks are provided from all boundaries in accordance with acceptable outcome AO9.1 – AO9.4;</p> <p>AO_{15.2} The development does not introduce lighting which is inconsistent with a residential area;</p> <p>AO_{15.3} Sunlight access for the private open space or habitable rooms on adjoining properties or private open spaces on the subject site is not reduced to less than 3 hours between 9am and 3pm on June 21, or</p> <p>AO_{15.4} Where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.</p>
<p>PO₁₆ Development is designed to incorporate graffiti-prevention measures.</p>	<p>AO_{16.1} Building design and layout incorporates the following features where practical:</p> <ol style="list-style-type: none"> (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.11
<p>PO₁₇ Development for non-residential uses provides landscaping that:</p> <ol style="list-style-type: none"> (a) is consistent with the dominant landscape character appearance of the streetscape in an established area and intended in the zone and character overlay in which the site is located; (b) provides an attractive interface between the use, the streetscape and adjoining residential uses (c) provides and maintains: 	<p>AO_{17.1} Where not involving reuse of a premises development provides a minimum 3m wide landscaped garden strip along the frontage of the site.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> i. the privacy and amenity for adjoining residential uses ii. sight lines and overlooking to public spaces and the street to enable casual surveillance iii. a clearly defined pedestrian entry point for visitors and customers that is separated from the driveway; iv. established trees (including street trees) and other significant existing vegetation. 	
<p>PO₁₈ Development for non-residential uses provide car parking and loading and servicing areas that:</p> <ul style="list-style-type: none"> (a) are located to minimise impact on any adjoining residential premises (b) are located behind the building, and hardstand areas do not dominate the streetscape; (c) prioritise the movement and safety of pedestrians along the frontage of the site, and between the street frontage and the entrance to the building; (d) are integrated into the building design and include screening and buffering to reduce negative impact on adjoining residential uses 	No acceptable outcome is nominated.
<p>PO₁₉ Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone must not result in that use being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.</p>	<p>AO_{19.1} The use is designed to ensure that:</p> <ul style="list-style-type: none"> (a) the indoor noise objectives set out in the Environmental Projection (Noise) Policy 2019 are met; and (b) the air quality objectives in the Environmental Protection (Air) Policy 2019, are met. <p><i>Note: Design measure that may assist in achieving the acceptable outcome may include:</i></p> <ul style="list-style-type: none"> (a) landscaping; (b) setbacks; (c) the orientation of buildings away from the industrial area; and (d) (d) barriers, mounds and fencing; and/or screening.
<p>PO₂₀ Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise generated by the railway to the extent that it adversely impacts on the development.</p>	No acceptable outcome is nominated.
Where within the Hilltop Residential Precinct	
<p>PO₂₁ Residential development is not intensified by way of dual occupancies, multiple dwellings or the creation of lots less than 800m²</p>	No acceptable outcome is nominated.
<p>PO₂₂ Non-residential uses other than for public car parking, park or Infrastructure are not located within the Hilltop Residential Precinct.</p>	No acceptable outcome is nominated.

5.3.2 Gainsborough Lodge Agricultural Land Overlay Code

Application

This code applies to development:

- (1) Subject to the Agricultural Land Overlay shown on the overlay maps contained within Schedule 2 (Mapping) of the Planning Scheme; and
- (2) Identified as requiring assessment against the Gainsborough Lodge Agricultural Land Overlay Code by the tables of assessment in Part 4 (Tables of assessment) of the Gainsborough Lodge VSD.

Purpose and overall outcomes

- (1) The purpose of the Gainsborough Lodge Agricultural Land Overlay Code is to ensure that agricultural land is protected from inappropriate development that leads to its fragmentation or alienation or that may otherwise adversely impact on its productive use by present or future generations.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the productive capacity of agricultural land and viability for productive uses is not compromised; and
 - (b) development does not result in the alienation, loss or fragmentation of agricultural land.

Table 5.3.2 – Gainsborough Lodge Agricultural Land Overlay Code - Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
PO ₁	Development does not reduce the productive capacity of the land or result in conflict with nearby rural uses.	No acceptable outcome is nominated.	
PO ₂	Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, do not compromise the long term productive capacity of agricultural land.	AO _{2.1}	Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, are not located on agricultural land.
		OR	
		AO _{2.2}	Development is compatible with agricultural production and is designed and located in a way that does not inhibit or prevent normal farming practices in the future <i>Note: examples of development that achieve this outcome may include a golf course, plant nursery or sports field</i>
PO ₃	Reconfiguring lots on agricultural land does not result in allotment sizes that result in: <ul style="list-style-type: none"> (a) fragmentation of rural lands and loss of land to viable rural production; (b) conflict between farming and residential uses; or (c) loss of farming flexibility. 	AO _{3.1}	The minimum lot size in the Rural Zone is in accordance with Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code.
		OR	
		AO _{3.2}	The proposed lot is smaller than that nominated in Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code and the reconfiguration is a boundary realignment that would not create any additional lots and would provide for the implementation of improved land management practices or productive utilisation of the land.
PO ₄	Residential development in close proximity to agricultural land is located and designed in a manner that avoids its alienation.	No acceptable outcome is nominated.	

5.3.3 Gainsborough Lodge Bushfire Hazard Overlay Code

Application

This code applies to development:

- (1) Subject to the Bushfire Hazard Overlay shown on the overlay maps contained within Schedule 2 (Mapping) of the Planning Scheme; and
- (2) Identified as requiring assessment against the Gainsborough Lodge Bushfire Hazard Overlay Code by the tables of assessment in Part 4 (Tables of assessment) of the Gainsborough Lodge VSD.

Purpose and overall outcomes

- (1) The purpose of the Gainsborough Lodge Bushfire Hazard Overlay Code is to protect the safety of people and property in bushfire risk areas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not increase the exposure of people and property to an unacceptable bushfire hazard risk;
 - (b) development located in a bushfire risk area is designed to mitigate the bushfire risk through siting, design and management measures;
 - (c) development provides access and evacuation routes for both private and emergency service vehicles which are appropriate to the nature of the development and the level of bushfire risk;
 - (d) development for essential community infrastructure is able to function effectively during and immediately after a bushfire event;
 - (e) public health and safety and the environment are not put at risk by development involving the manufacture and/or storage of hazardous goods in a bushfire hazard area;
 - (f) the reconfiguration of land appropriately responds to bushfire hazard having regard to the appropriate siting of future development and access for evacuation; and
 - (g) development provides access to an adequate water supply for fire fighting purposes.

Table 5.3.3.1 – Gainsborough Lodge Bushfire Hazard Overlay Code - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
PO ₁ Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.	AO _{1.1} Development within a water supply area involving the creation of a new lot/s or involving proposed and existing buildings with a combined gross floor area greater than 50m ² , is connected to Council’s reticulated water supply system It will be readily available at all time for fire fighting vehicles and a water supply outlet located within the road reserve is within 40m ² of the following: <ol style="list-style-type: none"> (a) All of the land; or (b) A building envelope designated on each lot; or (c) The centre of each lot, excluding access handles (where no building envelope is designated); and (d) All existing and proposed buildings and Fire hydrants are designed and installed in accordance with Queensland Fire and Emergency Services’ Fire Hydrant and Vehicle Access Guidelines, Unless otherwise specified by the relevant water entity AO _{1.2} Development outside a water supply area involving proposed or existing buildings with a combined gross floor area greater than 50m ² , are provided with a

Performance outcomes	Acceptable outcomes
	<p>dedicated on site water storage system that permanently holds a minimum of 10,000 litres (e.g. dam, swimming pool or water tank) for fire fighting purposes.</p> <p>AO_{1.3} A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) Is either below ground level or of non-flammable construction; (b) Has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> (i) 10,000 litres for residential buildings; (ii) For industrial, commercial; and other buildings, a volume specified in AS2304-2011 (c) Includes shielding of tanks and pumps in accordance with AS2304-2011 (d) Includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank (e) Is provided with rural fire brigade tank fittings if serviced by a rural fire brigade (i.e. 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines); and (f) Is clearly identified by directional signage at the street frontage
<p>PO₂ Development provides for the safety of people and property by avoiding areas of High or Medium bushfire risk.</p>	<p>AO_{2.1} Development is not located on land that is subject to High or Medium bushfire risk.</p> <p>OR</p> <p>AO_{2.2} Where development is located in a High or Medium bushfire risk area (except for single dwellings on existing lots), it complies with an approved Bushfire Management Plan for the premises.</p>
<p>PO₃ Development provides for the safety of people and property by mitigating the bushfire risk through the siting of buildings.</p>	<p>AO_{3.1} Buildings and structures:</p> <ul style="list-style-type: none"> (a) are sited in locations of lowest hazard within the lot; and (b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 m, whichever is the greater; and (c) are 10 m from any retained vegetation strips or small areas of vegetation; and (d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.

Table 5.3.3.2 – Gainsborough Lodge Bushfire Hazard Overlay Code - Requirements for assessable development

Performance outcomes	Acceptable outcomes
For all development:	
<p>PO₁ Community infrastructure is only located in a bushfire medium and high risk area where the function and role of the infrastructure necessitates its location in the area and there are no suitable alternative sites in a low bushfire hazard area.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO₂ Community infrastructure is able to function effectively during and immediately after bushfire events.</p>	<p>AO_{2.1} The community infrastructure is located on land that is not subject to High or Medium bushfire risk; or <i>Note for AO2.1: A site-specific bushfire hazard assessment is necessary to demonstrate that although the proposed development site is within bushfire hazard area, the bushfire hazard is low on that site.</i></p> <p>AO_{2.2} The community infrastructure will not involve any new building work other than a minor extension (<20 m² Gross Floor Area) to an existing building; or</p> <p>AO_{2.3} The community infrastructure development is located within a bushfire hazard area (as identified in the Bushfire Hazard Overlay Maps) but is designed to function effectively during and immediately after bushfire events.</p> <p><i>Note for AO2.3: The development application must include and comply with a comprehensive Bushfire Management Plan.</i></p>
Water supply	
<p>PO₃ Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.</p>	<p>AO_{3.1} Development within a water supply area involving the creation of a new lot/s or involving proposed and existing buildings with a combined gross floor area greater than 50m², is connected to Council’s reticulated water supply system It will be readily available at all time for fire fighting vehicles and a water supply outlet located within the road reserve is within 40m² of the following:</p> <ul style="list-style-type: none"> (a) All of the land; or (b) A building envelope designated on each lot; or (c) The centre of each lot, excluding access handles (where no building envelope is designated); and (d) All existing and proposed buildings <p>And</p> <p>Fire hydrants are designed and installed in accordance with Queensland Fire and Emergency Services’ Fire Hydrant and Vehicle Access Guidelines, Unless otherwise specified by the relevant water entity</p> <p>AO_{3.2} Development outside a water supply area involving proposed or existing buildings with a combined gross floor area greater than 50m², are provided with a dedicated on site water storage system that permanently holds a minimum of 10,000 litres (e.g. dam, swimming pool or water tank) for fire fighting purposes.</p> <p>AO_{3.3} A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) Is either below ground level or of non-flammable construction; (b) Has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> (i) 10,000 litres for residential buildings; (ii) For industrial, commercial; and other buildings, a volume specified in AS2304-2011 (c) Includes shielding of tanks and pumps in accordance with AS2304-2011 (d) Includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank

Performance outcomes	Acceptable outcomes
	<p>(e) Is provided with rural fire brigade tank fittings if serviced by a rural fire brigade (i.e. 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines); and</p> <p>(f) Is clearly identified by directional signage at the street frontage</p>
Hazardous Materials	
<p>PO₄ Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on the manufacture or storage of hazardous materials in bulk.</p>	<p>AO_{4.1} Development complies with a Bushfire Management Plan for the premises. <i>Note: 'Hazardous materials in bulk' is defined in Section 9, Glossary of the SPP Guideline. Where the assessment manager has not previously approved a Bushfire Management Plan (see Note 1.7 above), the development proponent will be expected to prepare such a plan to the satisfaction of the assessment manager. See Appendix 8 for more information on bushfire management plans.</i></p>
Reconfiguring a lot and Material Change of Use	
<p>PO₅ Lot design and the siting of buildings provide safe sites for habitable and non-habitable buildings.</p>	<p>AO_{5.1} All development enables buildings and structures to achieve setbacks from hazardous vegetation that are:</p> <ul style="list-style-type: none"> (a) sited within the area of lowest hazard within the lot; and (b) provide for adequate setbacks from hazardous vegetation; and (c) 1.5 times the predominant mature canopy tree height or 10m, whichever is the greater; and (d) 10m from any retained vegetation strips or small areas of vegetation; and (e) sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.
<p>PO₆ For development that will result in multiple buildings or lots, roads and access are designed to mitigate against bushfire hazard by ensuring adequate access for:</p> <ul style="list-style-type: none"> (a) fire fighting and other emergency vehicles; and (b) the evacuation of people in the event of an emergency. 	<p>AO_{6.1} The road design is capable of providing access for fire fighting and other emergency vehicles, in accordance with the standards identified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p> <p>AO_{6.2} The lot layout ensures that all roads are through roads.</p> <p>AO_{6.3} The lot layout does not include long narrow lots, long access ways or rear lots.</p> <p>AO_{6.4} The road has a maximum gradient of 1 in 8 (12.5%).</p>
<p>PO₇ For development that will result in multiple buildings or lots, fire breaks are provided that:</p> <ul style="list-style-type: none"> (a) adequately and effectively separate the development site from surrounding vegetation to mitigate against bushfire hazard; (b) have sufficient width to enable continuous access for fire fighting and other emergency vehicles, residents and equipment; and (c) are in secure tenure and are maintained. 	<p>AO_{7.1} The development incorporates a fire break provided by a perimeter road that:</p> <ul style="list-style-type: none"> (a) separates the boundary of the lots and the adjacent bushland; (b) has a minimum cleared width of 20m; (c) has a formed road width of 6m; and (d) is constructed to an all weather standard. <p>AO_{7.2} The development includes fire breaks which are located as close as possible to the boundaries of the lot(s) and the adjoining bushfire hazard and the fire breaks have:</p> <ul style="list-style-type: none"> (a) a minimum cleared width of 6m; (b) a minimum formed width of 4m; (c) a maximum gradient of 1 in 8 (12.5%); (d) are constructed and maintained to prevent erosion, provide adequate drainage and provide continuous access for fire fighting vehicles;

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> (e) provide passing bays and turning areas for fire-fighting appliances; and (f) are either located on public land, or within an access easement that is granted in favour of the Toowoomba Regional Council and the Queensland Fire and Rescue Service. <p>AO_{7.3} Vehicular access is provided along and at each end of the fire break to existing fire maintenance trails or roads.</p> <p>AO_{7.4} The development includes sufficient cleared breaks of 6m minimum width in retained bushland within the development (e.g. creek corridors and retained vegetation) to allow burning of sections and access for bushfire response.</p>

5.3.4 Gainsborough Lodge Landslide Hazard Overlay Code

Application

This code applies to development:

- (1) Subject to the Landslide Hazard Overlay shown on the overlay maps contained within Schedule 2 (Mapping) of the Planning Scheme; and
- (2) Identified as requiring assessment against the Gainsborough Lodge Landslide Hazard Overlay Code by the tables of assessment in Part 4 (Tables of assessment) of the Gainsborough Lodge VSD.

Purpose and overall outcomes

- (1) The purpose of the Gainsborough Lodge Landslide Hazard Overlay Code is to ensure that development on sloping or potentially unstable sites does not cause unacceptable landslide risk to the safety of people, property or infrastructure and does not adversely affect landscape character.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development on steep and/or potentially unstable land is located, designed and constructed to minimise the risk to people and property.
 - (b) Development is restricted, and inappropriate development does not occur, in areas of high landslide hazard;
 - (c) Public health and safety and the environment are not put at risk by development involving the manufacture and/or storage of hazardous goods in a landslide hazard area; and
 - (d) Development ensures vegetation clearing and filling and excavation does not adversely affect the stability of the land or risk of landslide.

Table 5.3.4.1 – Gainsborough Lodge Landslide Hazard Overlay Code - Requirements for accepted development

Performance outcomes	Acceptable outcomes
Land Use	
PO ₁ Development maintains the safety of people and property from the risk of landslide.	<p>AO_{1.1} Development is carried out in accordance with a geo-technical report, prepared by a suitably qualified and experienced registered engineer, that includes:</p> <ul style="list-style-type: none"> (a) an assessment of the stability of the site;

Performance outcomes	Acceptable outcomes
	<p>(b) an assessment of the impact that the proposed development (including all proposed buildings, roads, excavation and/or filling, access and drainage works) would have on the stability of the site and adjacent land; and</p> <p>(c) requirements (including, where relevant, preferred locations, methods of construction and management regimes for buildings, foundations, roads, excavation and/or filling, storm and wastewater drainage, landscaping and other works) that are necessary to be incorporated into the development to reduce the level of risk to life and property (whether on the site or not) to an acceptable level.</p> <p>AO_{1.2} Development in Zone 1 or Zone 2 identified in the Approved Slope Stability Report occurs in accordance with the measures to mitigate impacts outlined within the Approved Slope Stability Report.</p>
<p>PO₂ Public safety and the environment are not adversely affected by the impacts of landslide on hazardous material made or stored on the subject site.</p>	<p>AO_{2.1} The manufacture and/or storage of dangerous goods does not occur on a site shown as high risk on the Landslide Hazard Overlay maps.</p>
<p>Siting and design</p>	
<p>PO₃ Vehicle access is designed and located to:</p> <p>(a) avoid risk of landslip and erosion; and</p> <p>(b) provide for safe and functional all weather access.</p>	<p>AO_{3.1} Development is designed so that vehicular access does not exceed a grade of 1 in 4.</p>
<p>Community Infrastructure</p>	
<p>PO₄ Community infrastructure is able to function effectively during and immediately after landslide events.</p>	<p>AO_{4.1} Community infrastructure is not located in a landslide hazard area (as identified in the Landslide Hazard Overlay Maps).</p> <p>OR</p> <p>AO_{4.2} The community infrastructure development does not:</p> <p>(a) result in any new building work other than an addition to an existing building;</p> <p>(b) involve vegetation clearing; or</p> <p>(c) alter ground levels or stormwater conditions.</p> <p>OR</p> <p>AO_{4.3} The development includes measures that ensure:</p> <p>(a) the long term stability of the site;</p> <p>(b) access to the site will not be impeded by a landslide event; and</p> <p>(c) the community infrastructure will not be adversely affected by landslides originating on sloping land above the site.</p>

Table 5.3.4.2 – Gainsborough Lodge Landslide Hazard Overlay Code - assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes
Land Use		
PO ₁	Development maintains the safety of people and property from the risk of landslide.	<p>AO_{1.1} Development is carried out in accordance with a geo-technical report, prepared by a suitably qualified and experienced registered engineer, that includes:</p> <ul style="list-style-type: none"> (a) an assessment of the stability of the site; (b) an assessment of the impact that the proposed development (including all proposed buildings, roads, excavation and/or filling, access and drainage works) would have on the stability of the site and adjacent land; and (c) requirements (including, where relevant, preferred locations, methods of construction and management regimes for buildings, foundations, roads, excavation and/or filling, storm and wastewater drainage, landscaping and other works) that are necessary to be incorporated into the development to reduce the level of risk to life and property (whether on the site or not) to an acceptable level. <p>AO_{1.2} Development in Zone 1 or Zone 2 identified in the Approved Slope Stability Report occurs in accordance with the measures to mitigate impacts outlined within the Approved Slope Stability Report.</p>
PO ₂	Public safety and the environment are not adversely affected by the impacts of landslide on hazardous material made or stored on the subject site.	AO _{2.1} The manufacture and/or storage of dangerous goods does not occur on a site shown as high risk on the Landslide Hazard Overlay maps.
Siting and design		
PO ₃	<p>The siting and design of development minimises impacts on the natural landform and landscape character.</p> <p><i>Note: Figure A illustrates preferred forms of development on steep land. Figure B illustrates features which are inappropriate.</i></p>	<p>In partial compliance of the performance outcome:</p> <p>AO_{3.1} Development avoids cut and fill by using elevated or light-framed construction, or stepped (split level) building forms.</p> <p>AO_{3.2} Development involves cut and fill which does not:</p> <ul style="list-style-type: none"> (a) involve a total change of more than 1.5m relative to natural ground level at any point; (b) occur within 1.5m of any site boundary; (c) necessitate the construction of retaining walls exceeding 1.2m in height; and (d) exceed 50m³ of cut and/or fill in total.
PO ₄	<p>The development includes measures that ensure:</p> <ul style="list-style-type: none"> (a) the long term stability of the development site; (b) access to the site is not restricted during a landslide event; (c) the need for significant earthworks is avoided; (d) landslide hazards are avoided; and (e) the risk of erosion is avoided. 	No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes	
PO ₅	Vehicle access is designed and located to: <ul style="list-style-type: none"> (a) avoid risk of landslip and erosion; and (b) provide for safe and functional all weather access. 	AO _{5.1}	Development is designed so that vehicular access does not exceed a grade of 1 in 4.
PO ₆	Vegetation clearing is avoided and where practicable, revegetation is undertaken to strengthen landslide risk areas.	No acceptable outcome is nominated.	
Community Infrastructure			
PO ₇	Community infrastructure is able to function effectively during and immediately after landslide events.	AO _{7.1}	Community infrastructure is not located in a landslide hazard area (as identified in the Landslide Hazard Overlay Maps).
		OR	
		AO _{7.2}	The community infrastructure development does not: <ul style="list-style-type: none"> (a) result in any new building work other than an addition to an existing building; (b) involve vegetation clearing; or (c) alter ground levels or stormwater conditions.
		OR	
		AO _{7.3}	The development includes measures that ensure: <ul style="list-style-type: none"> (a) the long term stability of the site; (b) access to the site will not be impeded by a landslide event; and (c) the community infrastructure will not be adversely affected by landslides originating on sloping land above the site.

5.3.5 Gainsborough Lodge Environmental Significance Overlay Code

Application

This code applies to assessable development:

- (1) Subject to the Gainsborough Lodge Environmental Significance Overlay as identified by the Gainsborough Lodge VSD and Preliminary Approval; and
- (2) Identified as requiring assessment against the Gainsborough Lodge Environmental Significance Overlay Code by the tables of assessment in Part 4 (Tables of assessment) of the Gainsborough Lodge VSD.

Purpose and overall outcomes

- (1) The purpose of the Gainsborough Lodge Environmental Significance Overlay Code is to avoid or minimise the impacts of development on:
 - (a) the biodiversity values of ecosystems, ecological processes, areas of ecological significance and biodiversity corridors; and
 - (b) the ecological, hydrological and water quality values of natural waterways and wetlands.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) impacts on biodiversity values of ecosystems, areas of ecological significance and biodiversity corridors are avoided, or where they cannot be avoided impacts are minimised and impacts on

- biodiversity values are offset consistent with the Queensland Government Environmental Offsets Policy and other applicable biodiversity/environmental offsets policies;
- (b) ecological processes and the ecosystem services provided by areas of ecological significance are maintained;
 - (c) habitat areas are connected by viable biodiversity corridors;
 - (d) degraded ecosystems, habitats and corridors are restored;
 - (e) ecological values and processes of waterways and wetlands are protected;
 - (f) the hydrological regime of wetlands and waterways is protected and rehabilitated to its natural state; and
 - (g) water quality is maintained or improved.

Table 5.3.5 – Gainsborough Lodge Environmental Significance Overlay Code - Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Areas of Environmental Significance			
PO ₁	Vegetation disturbance or other impacts on areas of ecological significance shown on the Environmental Significance Overlay maps, is avoided or where disturbance cannot be avoided the loss or reduction of ecological values is minimised.	AO _{1.1}	Impacts are avoided by locating development wholly outside mapped areas of ecological significance and areas of ecological significance buffer identified on the Environmental Significance Overlay maps.
		OR	Where impacts on areas of ecological significance shown on the Environmental Significance Overlay Maps cannot be avoided, they are minimised by: <ul style="list-style-type: none"> (a) minimising the total footprint within which activities, buildings, structures, driveways and other works or activities are contained; (b) avoiding further fragmentation of areas of ecological significance and strengthening linkages where possible; (c) utilising areas of lesser importance in terms of biodiversity values so that areas of higher value are conserved to the greatest extent practicable; and (d) maintaining areas of ecological significance in patches of greatest possible size and with the smallest possible edge to area ratio.
PO ₂	Development optimises biodiversity outcomes by prioritising the location of environmental offsets within identified biodiversity corridors.	AO _{2.1}	Biodiversity offsets designed to counterbalance development impacts on areas of ecological significance are delivered consistent with the Queensland Government Environmental Offsets Policy 2008 and other applicable biodiversity/environmental offset policies.

Performance outcomes		Acceptable outcomes	
PO ₃	<p>Landscaping complements biodiversity values by incorporating the following elements into the landscaping design:</p> <ul style="list-style-type: none"> (a) native plants of local origin; or (b) known food and habitat trees and shrubs for endemic native fauna species in the local area; or (c) replication of adjacent healthy remnant habitats, including understorey vegetation; and (d) no declared noxious plants, weeds or invasive plants likely to displace native flora species or degrade fauna habitat. 	No acceptable outcome is nominated.	
PO ₄	<p>Movement of fauna is facilitated within and through the site, particularly along identified biodiversity corridors by:</p> <ul style="list-style-type: none"> (a) ensuring that development and associated activities do not create barriers to the movement of fauna along and within biodiversity corridors; (b) directing fauna to locations where wildlife infrastructure has been created, to enable wildlife to safely negotiate a development area; and (c) separating fauna from potential hazards. 	No acceptable outcome is nominated.	
PO ₅	<p>Identified biodiversity corridors on the Environmental Significance Overlay maps and their role to potentially connect areas of ecological significance (through rehabilitation or enhancement) are not compromised by development.</p>	No acceptable outcome is nominated.	
PO ₆	<p>When creating new lots within the Hilltop Residential Precinct, the lot design and building envelope locations must be designed to retain existing vegetation to the greatest extent possible, and where not required to comply with an approved bushfire management plan.</p>	No acceptable outcome is nominated.	
Waterways and Wetlands			
PO ₇	<p>Development is not carried out within a mapped waterway or wetland identified on the Environmental Significance Overlay maps.</p>	AO _{7.1}	<p>Development is located outside the mapped boundary of a waterway or wetland identified on the Environmental Significance Overlay maps.</p>
PO ₈	<p>Development provides a buffer which protects the ecological, hydrological and water quality values of the wetland or the waterway.</p>	AO _{8.1}	<p>Development provides a buffer area which is vegetated with native plants endemic to the area.</p>
		AO _{8.2}	<p>Buildings, structures and works are not carried out within the buffer area identified on the Environmental Significance Overlay maps.</p>
PO ₉	<p>Development retains the existing hydrological regime or re-establishes the previous naturally occurring regime.</p>	AO _{9.1}	<p>Existing flows of surface and ground water are not altered through construction of channelled flows or the redirection or interruption of flows.</p>

5.3.6 Gainsborough Lodge Reconfiguring a Lot Code

Application

This code applies to assessable development: -

- (1) This code applies to assessable development identified as requiring assessment against the Gainsborough Lodge Reconfiguring a Lot Code by the categories of development and assessment tables in Part 4 (Tables of Assessment) of the Gainsborough Lodge VSD.

Purpose and Overall Outcomes

- (1) The purpose of the Gainsborough Lodge Reconfiguring a Lot Code is to:
 - (a) provide for good neighbourhood design, consistent with the character and environmental values of the overlay, zone and precinct, and local plan area in which the land is located;
 - (b) ensure the creation of a sense of place and distinctive identity;
 - (c) protect important natural features and values, economic resources and places of cultural heritage significance;
 - (d) ensure lot reconfiguration provides for an efficient and well integrated urban form, and in rural areas provides for sustainable use of land and agricultural resources;
 - (e) ensure lot reconfiguration facilitates safe and efficient provision of, and equitable access to, infrastructure and services;
 - (f) ensure transport networks provide for appropriate levels of accessibility and accommodate a wide range of travel modes including walking, cycling and the use of public transport;
 - (g) encourage development to be resource efficient; and
 - (h) provide for neighbourhood design that suits safe and practical connectivity with adjoining similar uses in terms of roads, open space and stormwater drainage layout.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) lot reconfiguration facilitates the creation of safe, convenient, functionally efficient and attractive environments, consistent with the desired character of the zone or precinct in which the site is situated;
 - (b) lot reconfiguration meets the diverse needs of the community for a range of affordable housing types, accessible commercial and community facilities and local employment opportunities;
 - (c) Lot reconfiguration within the Low Density Zone of the Gainsborough Lodge Approval Area will be in the order of 15 dwellings per hectare net and lower where in the Hilltop Residential Precinct.
 - (d) lot reconfiguration is responsive to the local environment, including its topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas;
 - (e) lot reconfiguration facilitates the protection and sustainable use of rural land resources;
 - (f) areas containing important ecological values and cultural values are protected from development and the associated impacts caused by development;
 - (g) lot reconfiguration facilitates compatible relationships between different land uses and activities;
 - (h) lot design and sizes are suited to the intended use of the land;
 - (i) lot orientation facilitates the conservation of non-renewable energy sources and the design of buildings that are appropriate for the local climatic conditions;
 - (j) infrastructure is supplied to all lots in a safe, efficient, coordinated and sequenced manner which minimises whole of life cycle costs and is sensitive to the environment in which they are provided;
 - (k) stormwater drainage systems protect people and the built and natural environments in a cost effective manner;

- (l) the street system provides identified functions for each street, provides acceptable levels of access, safety and convenience for all users and provides for a high level of connectivity and permeability;
- (m) lot reconfiguration increases opportunities for walking, cycling and the use of public transport;
- (n) public open space is attractive and accessible and equitably meets user requirements for recreational, social and cultural activities; and
- (o) lots facilitate connectivity of roads, open space and stormwater drainage

Table 5.3.8.1 – Gainsborough Lodge Reconfiguring a Lot Code - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<p>PO₁ The lots resulting from the rearrangement of boundaries does not contribute to:</p> <ul style="list-style-type: none"> (a) the proliferation of lots or rural land fragmentation; or (b) the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site. 	<p>AO_{1.1} No additional lots are created by the rearrangement of boundaries.</p> <p>AO_{1.2} The resulting lots from rearranging boundaries are contained entirely within a single zone.</p>
<p>PO₂ Lots resulting from rearrangement of boundaries do not require any new or additional infrastructure connections, or modification of existing connections.</p>	<p>AO_{2.1} All lots resulting from rearrangement of boundaries:</p> <ul style="list-style-type: none"> i) retain all existing connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; ii) do not require additional infrastructure connections or augmentation of existing connections; iii) except where in the Rural Zone, have sealed vehicle crossovers; iv) have stormwater drainage for lots 4000m² or less: <ul style="list-style-type: none"> (i) connected to adequately sized inter-allotment drainage; or (ii) that drains the entirety of each lot independently without fill to the kerb and channel or swale of the road frontage.
<p>PO₃ Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with all weather road access from the driveway crossover to the nearest formed road.</p>	<p>AO_{3.1} Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with a formed gravel road from the driveway crossover to the nearest formed road in accordance with <i>SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure</i>.</p>
Lot Sizes and Design	
<p>PO₄ All new lots provide sufficient area, frontage and dimensions, and road access that enable their future development to achieve relevant outcomes in applicable Use, Zone, Overlay, and Other Development Codes in relation to:</p> <ul style="list-style-type: none"> (a) dwellings, buildings and/or other structures (b) setbacks; (c) landscaping; (d) on site car parking and vehicle access; (e) recreation areas (private open space); (f) cultural heritage and character streetscape values; (g) other design criteria. <p>Note:</p>	<p>AO_{4.1} All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 5.3.8.3 – <i>Lot Sizes and Dimensions</i> as varied by the Gainsborough Lodge VSD.</p>

Performance outcomes	Acceptable outcomes
<p>i) Setback considerations include solar access, privacy and amenity of residents and adjoining neighbours, on-site effluent disposal.</p> <p>ii) A building envelope may demonstrate suitability to accommodate future development with any reconfiguring a lot development application.</p>	

Table 5.3.8.2 – Reconfiguring a Lot Code - assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
General	
<p>PO₁ Lot reconfigurations:</p> <ul style="list-style-type: none"> (a) occurs in a logical pattern and sequence; (b) is of a scale and density that facilitates an efficient land use pattern and facilitates a mix of lot sizes that provide for a range of residential dwelling choices; (c) is designed to create compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities; (d) creates a high quality streetscape and public open space network with connected public spaces and parks; (e) appropriately responds to constraints and natural values and mitigates any adverse impacts on areas of ecological significance; (f) is provided with all necessary infrastructure networks and is well serviced by community facilities; and (g) creates lots which are suitable for their intended use without requiring significant earthworks. 	<p><i>In partial fulfillment of the performance outcome:</i></p> <p>AO_{1.1} Development is undertaken in accordance with the Gainsborough Lodge VSD and Preliminary Approval.</p>
<p>PO₂ The layout of streets, lots and infrastructure gives the locality a strong and positive identity by:</p> <ul style="list-style-type: none"> (a) responding to site characteristics, settings, landmarks, places of cultural heritage significance and views; (b) creating legible and interconnected movement and open-space networks; (c) locating community, retail, commercial and public transport facilities at focal points within convenient, safe and direct walking distance for residents/users; and (d) providing connections to existing facilities, services and movement networks in the surrounding area. 	<p>No acceptable outcome provided.</p>
<p>PO₃ The layout of streets, lots and infrastructure responds appropriately to environmental features of the site or locality by:</p>	<p><i>In partial fulfilment of the performance outcome:</i></p> <p>AO_{3.1} A lot with an area of less than 450m² intended to be used for a dwelling house has a natural slope:</p> <ul style="list-style-type: none"> (a) across the width of the lot not exceeding 10%; and

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (a) following the natural topography; (b) protecting and promoting views of landscape features, significant ridgelines, mountains, hills, rocky outcrops or other geological formations; (c) minimising the need for earthworks; (d) minimising vegetation loss and/or fragmentation; (e) maintaining natural drainage features and floodways; (f) maintaining important wildlife corridors and habitat areas; (g) providing for adequate buffering of (d), (e) and (f); (h) protecting and maintaining areas of indigenous cultural significance; and (i) connecting streets and open space to existing streets and open space on adjoining land as necessary for the orderly development of the precinct. 	<ul style="list-style-type: none"> (b) along the length of the lot not exceeding 5%.
<p>PO₄ Street blocks and lot types are generally rectilinear and arranged to provide:</p> <ul style="list-style-type: none"> (a) an efficient neighbourhood pattern, that supports walking cycling and public transport use; (b) the highest densities are located around open space, amenity features or other focal points; and (c) a mix of lot sizes which provide a wide choice in affordable and accessible housing and achieve streetscape variety. 	<p><i>In partial fulfilment of the performance outcome:</i></p> <p>AO_{4.1} Subdivision involving the creation of lots for residential use ensures lots within the block are arranged so that:</p> <ul style="list-style-type: none"> (a) there are between four (4) and six (6) adjoining attached (terrace or row) house lots in a group (to enable group housing construction and integrated streetscape solution); (b) there are no more than eight (8) narrow frontage (less than 15m) lots in a row; (c) there are no more than four (4) lots with a width of 7.5m or less in a row unless serviced by a rear lane; and (d) there are no minor mismatches (e.g. less than 1m) in the rear corner lot boundaries of adjoining lots (to minimise the risk of set out error); <p>AO_{4.2} Subdivision involving the creation of lots for residential use ensures lots with access to a laneway intended to accommodate more than one dwelling have a:</p> <ul style="list-style-type: none"> (a) minimum width of 7.5m; and (b) minimum depth of 30m. <p>AO_{4.3} Street blocks fronting local streets do not exceed 100m in length.</p>
<p>PO₅ Reconfiguration avoids risk to human safety and the environment from natural hazards 70 and contaminated land.</p>	<p><i>In partial fulfilment of the performance outcome:</i></p> <p>AO_{5.1} Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.</p>
<p>PO₆ The development is integrated with the surrounding urban or rural environment, having regard to:</p> <ul style="list-style-type: none"> (a) the layout and dimensions of streets and lots; (b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks; (c) provision for shared use of public facilities; (d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and (e) connections to centres. 	<p>No acceptable solution is nominated.</p>
<p>PO₇ In a reconfiguration that involves the creation of a new street (other than in a Rural Zone or the Rural Residential Zone) streetscape and landscape treatments are provided that:</p>	<p>No acceptable solution is nominated.</p>

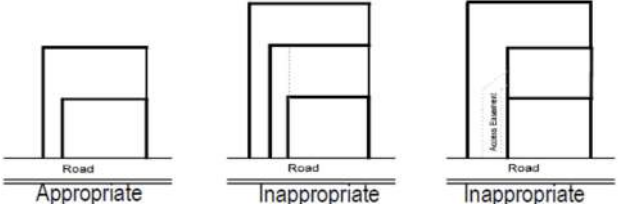
Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (a) create an attractive and legible environment with a clear character and identity; (b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance; (c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and (g) minimise maintenance costs through: <ul style="list-style-type: none"> i) street pavement, parking bays and speed control devices; ii) street furniture, shading, lighting and utility installations; iii) retention of existing vegetation; and iv) on street planting. 	
<p>PO₈ Neighbourhood design and lot mix provides sufficient opportunities for community, retail, commercial and other uses to meet community needs, where this is consistent with the intended character of the zone or precinct in which the land is located and appropriate to the size of development.</p>	<p>No acceptable outcome is nominated.</p>
Movement and Network Design	
<p>PO₉ The street and road network has a clear structure, with roads that conform to their function in the network, having regard to:</p> <ul style="list-style-type: none"> (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles; (g) lot access; (h) convenience; (i) public safety; (j) amenity; (k) the incorporation of public utilities and drainage; and (l) landscaping and street furniture. 	<p>AO_{9.1} The street and road network is consistent with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>
<p>PO₁₀ The road network provides for convenient and safe movement between local streets and higher order roads.</p>	<p>AO_{10.1} The proposed road network complies with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>
<p>PO₁₁ Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₁₂ Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.</p>	<p>AO_{12.1} Intersections and pedestrian and cyclist crossings are provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>

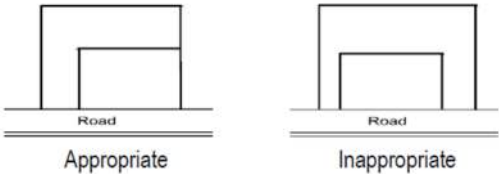
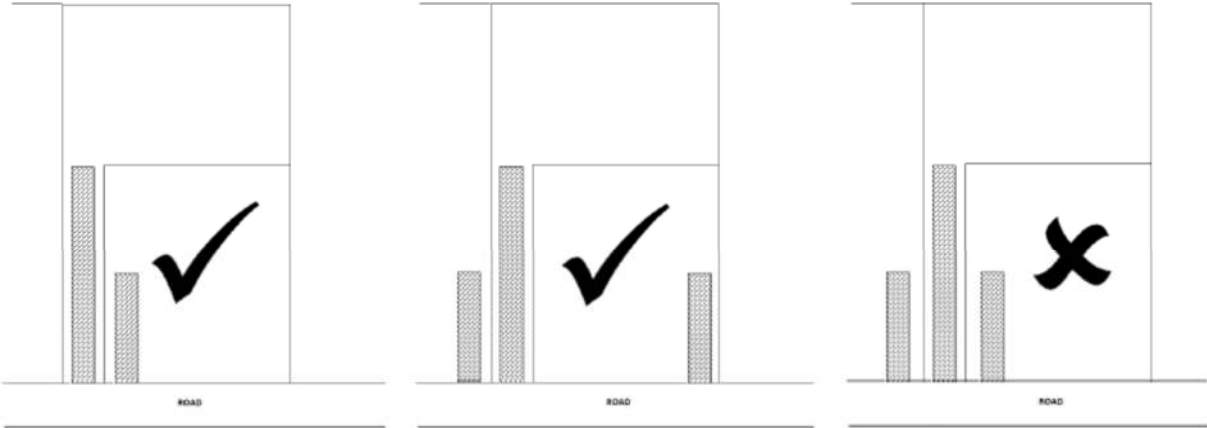
Performance outcomes	Acceptable outcomes
<p>PO₁₃ Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.</p>	<p>AO_{13.1} Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>
<p>PO₁₄ On-road car parking is provided according to projected needs taking into account:</p> <ul style="list-style-type: none"> (a) total parking demand; (b) car parking opportunities on lots; and (c) non-residential and external parking generators. 	<p>AO_{14.1} On-street parking is provided in accordance with the Transport, Access and Parking Code.</p>
<p>PO₁₅ The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.</p>	<p>AO_{15.1} Infrastructure is provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>
<p>PO₁₆ Rear lanes are designed to:</p> <ul style="list-style-type: none"> (a) provide enough width to enable safe and efficient vehicle movement, including service vehicles; (b) have either a straight or T configuration and not be dead ends or cul-de-sacs; (c) enable easy and safe access into and out of garages without using doors that open into the lane; (d) not create a more direct through-route alternative for vehicles than the adjoining street network; (e) ensure rear yards of properties can be fenced for security; (f) ensure any rear boundary treatment or tree planting does not create concealed recesses or provide uninvited access opportunities into rear yards; and (g) not provide for visitor parking within the lane unless in specifically designated areas. 	<p>AO_{16.1} Rear lanes are designed in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>
<p>PO₁₇ Development does not compromise the delivery of existing or future public transport routes and encourages a highly connected local street network that enables public transport to efficiently service the area without the need to ‘repeat a part of a route as part of the one trip’.</p>	<p>AO_{17.1} Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.</p>
Road design	
<p>PO₁₈ The geometric design features of each type of road:</p> <ul style="list-style-type: none"> (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (d) ensure unhindered access by emergency vehicles. 	<p>AO_{18.1} Design of the roads comply with the <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>
Pedestrian and cyclist facilities	
<p>PO₁₉ A network of pedestrian and cycle ways is provided having regard to:</p> <ul style="list-style-type: none"> (a) opportunities to link open space networks, and community facilities, including public transport stops, local activity centres and schools; (b) likely trip purpose; (c) topography; (d) cyclist and pedestrian safety; 	<p>AO_{19.1} In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p> <p>AO_{19.2} Footpaths and bikeways are provided in accordance with the <i>Austrroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austrroads 2009m)</i>.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (e) cost effectiveness; (f) likely user volumes and types; (g) convenience; and (h) accessibility. 	
<p>PO₂₀ The alignment of pedestrian paths and cycleways is designed so that they:</p> <ul style="list-style-type: none"> (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) do not compromise the operation of or access to other infrastructure services; (d) are widened at potential conflict points; and (e) consider CPTED principles and disability access requirements. 	No acceptable outcome is nominated.
<p>PO₂₁ Safe street crossings are provided for pedestrians and cyclists across major roads.</p>	<p>AO_{21.1} Crossings and intersections are provided in accordance with <i>SC6.3 PSP No 2 –Engineering Standards – Roads and Drainage Infrastructure and Austroads Guide to Road Design Part 4: Intersections and Crossings: General.</i></p>
Public transport	
<p>PO₂₂ The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.</p>	No acceptable outcome is nominated.
<p>PO₂₃ Reconfiguration caters for the extension of public transport routes by locating the highest likely public transport ‘trip generating’ land uses in the vicinity of existing or potential public transport routes, where this is consistent with the intended character of the zone or precinct in which the land is located.</p>	<p>AO_{23.1} Except in the rural zone and the rural residential zone, at least 90% of proposed lots are within 400m safe walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.</p>
<p>PO₂₄ Residential densities within walking distance of existing and potential public transport stations and routes are at levels that take advantage of the infrastructure where this is consistent with the intended character of the zone or precinct in which the land is located.</p>	No acceptable outcome is nominated.
Open Space Network	
<p>PO₂₅ Neighbourhood design and lot layout provides a balanced variety of park types, including:</p> <ul style="list-style-type: none"> (a) small local parks, which are designed to: <ul style="list-style-type: none"> (i) provide a small open space setting for adjoining dwellings; (ii) incorporate and retain existing natural features; (iii) incorporate landscaping to assist in creating neighbourhood identity and way-finding; (b) neighbourhood parks, which are designed to: <ul style="list-style-type: none"> (i) be centrally located; (ii) support the local community’s recreational needs; (iii) provide opportunities for community and special events; (c) lineal or corridor parks, which are designed to: <ul style="list-style-type: none"> (i) connect with existing or planned open space in the locality; (ii) incorporate pedestrian and cycle paths; (iii) protect significant natural features; 	<p>AO_{25.1} The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Local Government Infrastructure Plan.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (iv) convey stormwater; (v) provide for other recreational needs when not flooded; and (d) natural parkland areas which: <ul style="list-style-type: none"> (i) retain locally significant wetlands, remnant vegetation and habitat for fauna; (ii) continue ecological corridors and linkages to areas outside of the neighbourhood; (iii) maintain important landscape and visual quality values. 	
<p>PO₂₆ Where provision for a public park is required in Part 4 – Local Government Infrastructure Plan, the design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> (a) has passive surveillance by surrounding development; (b) is of a suitable size, shape and topography for its function; (c) is located on a suitable road; (d) is highly accessible to local communities; and (e) achieves an acceptable standard of flood immunity. 	<p>AO_{26.1} The public park meets the requirements of section 4.4.5 of the planning scheme.</p> <p>AO_{26.1} The public park meets the standards identified in Table 9.4.5:3 of the planning scheme.</p>
<p>PO₂₇ Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> (a) provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping; (b) enhances the area’s local identity and landscape amenity; (c) provides for a range of recreational opportunities to meet community needs; (d) forms a linkage to existing parkland or habitats; (e) respects and retains existing natural elements; and (f) protects biodiversity values and features. 	<p>No acceptable outcome is nominated.</p>
Amenity	
<p>PO₂₈ Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses.</p> <p><i>Note: A report by a suitably qualified person may be required to allow an assessment to be made of the potential environmental impacts of or affecting the proposed reconfiguration.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO₂₉ The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of accommodation activities and sensitive land uses is protected.</p>	<p>No acceptable outcome is nominated.</p>
Safety and security	
<p>PO₃₀ The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates:</p> <ul style="list-style-type: none"> (a) personal and property security; (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks. 	<p>AO_{30.1} The reconfiguration is designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i>.</p>
Natural values	

Performance outcomes	Acceptable outcomes
<p>PO₃₁ Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.</p>	<p>AO_{31.1} Development within a water supply area involving the creation of new lot/s is connected to council's reticulated water supply system and a water supply outlet located within a road reserve is within 40M of the following:</p> <ul style="list-style-type: none"> (a) all of the land; or (b) a building envelope designated on each lot; or (c) the centre of each lot, excluding access handles (where no building envelope is designated); and (d) all existing or proposed buildings.
<p>PO₃₂ The reconfiguration provides for lot sizes and titling arrangements that ensure areas of ecological significance remain intact as part of common property or within large lots.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₃₃ The layout of roads, driveways and other infrastructure avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors.</p>	<p>No acceptable outcome is nominated.</p>
Climatic response	
<p>PO₃₄ The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design.</p>	<p><i>In partial compliance with the performance outcome:</i></p> <p>AO_{34.1} Neighbourhoods are generally designed so that:</p> <ul style="list-style-type: none"> (a) the long axis of roads runs east-west; (b) the number of wide lots (lots with a width greater than 15m) is minimised on streets running north-south; and (c) lots are generally rectangular in shape and not splayed. <p>AO_{34.2} Where they are proposed, built-to-boundary walls are located on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot.</p>
Services	
<p>PO₃₅ Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that:</p> <ul style="list-style-type: none"> (a) is efficient; (b) minimises risk of adverse environmental or amenity related impacts; (c) promotes total water cycle management and the efficient use of water resources; and (d) minimises whole of life cycle costs for that infrastructure. 	<p>No acceptable outcome is nominated</p>
Noise Impacts	
<p>PO₃₆ Lots are of a suitable size and dimensions to facilitate adequate noise management.</p>	<p>AO_{36.1} Lots near a rail corridor or a regional arterial, sub-arterial or distributor roads are of sufficient size and depth to ensure that future dwellings are not exposed to road or rail noise greater than 63dB LA10(18hr).</p> <p>AO_{36.2} Where it is not practical to achieve the required noise levels through lot layout and design, noise attenuation barriers are utilised to achieve the required noise levels.</p>
<p>PO₃₇ Noise attenuation measures:</p> <ul style="list-style-type: none"> (a) are compatible with the local streetscape; 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (b) minimise whole of life cycle costs where they are to be located on or adjacent to public land or common property; and (c) are designed to discourage crime and anti-social behaviour, having regard to: <ul style="list-style-type: none"> (i) aesthetic quality and compatibility with streetscape; (ii) physical accessibility; (iii) provision of casual surveillance of public open space and movement networks; (iv) opportunities for concealments or vandalism; and (v) easy and economic maintenance. 	
Air Quality	
<p>PO₃₈ Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts.</p>	<p>No acceptable outcome is nominated.</p>
Additional requirements for volumetric subdivision	
<p>PO₃₉ The reconfiguration of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the zone or precinct in which the land is located or is consistent with a lawful approval that has not lapsed.</p>	<p>No acceptable outcome is nominated.</p>
Hatchet Lots	
<p>PO₄₀ Lot reconfigurations only create hatchet lots as a means of increasing residential densities in within:</p> <ul style="list-style-type: none"> (a) Walking catchments around centres offering a broad range of goods, facilities and services (being 800m around Major and 400m around District centres and designated Local centres within the centre hierarchy); (b) Land that benefits visually from high quality parkland; (c) Walking catchments around major non-industrial employment areas (land within 800m walk of 1000 or more non-industrial jobs); (d) A central transport corridor bounded by Nelson, West, Jellicoe and Hume street, and (e) An 800m walking catchment of the University of Southern Queensland (Toowoomba campus). 	<p>AO_{40.1} Lot reconfigurations only create hatchet lots in the Low-medium Density Residential Zone.</p>
<p>PO₄₁ The location and configuration of the access strip/easement and main body does not compromise:</p> <ul style="list-style-type: none"> (a) the streetscape qualities of the area; (b) the residential amenity of the area; or (c) the Street System. 	<p>AO_{41.1} Only 1 Hatchet Lot is created behind any full frontage lot as shown in Figure 1 below.</p> <p>Figure 1</p>  <p>AO_{41.2} The access strip/easement to the Hatchet Lot is located on only 1 side of the lot with direct frontage to the street as illustrated in Figure 2 below.</p>

Performance outcomes	Acceptable outcomes
	<p>Figure 2</p> 
<p>PO₄₂ The configuration of hatchet lots maintain the ability of existing buildings and structures to –</p> <ul style="list-style-type: none"> (a) provide adequate daylight and ventilation to habitable rooms; (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and (c) not adversely impact on the amenity and privacy of residents on adjoining lots. 	<p>AO_{42.1} Where the lot reconfiguration creates a hatchet lots the new lot boundaries create setbacks to existing dwellings that comply with the minimum distances in the Queensland Development Code or relevant planning scheme code.</p>
<p>PO₄₃ The access strip/easement:</p> <ul style="list-style-type: none"> (a) has a minimum width of 6 metres for its full length; (b) is located on the southern or western side of the lot; (c) has a maximum length of 30 metres; (d) is located so that there is no more than one driveway serving an adjoining property within 6 metres of the access strip/easement boundary (see figure 3 below). 	<p>No acceptable outcome is nominated.</p>
<p>Figure 3</p>  <p>One driveway within 6m of access strip One driveway with 6m of access strip Two driveways within 6m of access street</p>	
<p>PO₄₄ Stormwater is discharged from the site to a lawful point of discharge, as defined in the Queensland Urban Drainage Manual (QUDM), without the use of pumped or charged pipe systems, and not to private land other than to an easement for stormwater purposes befitting the site and allowing discharge to a lawful point of discharge in land over which Council has tenure or control.</p> <p><i>Note: Land over which Council has tenure or control does not include Council's open space network.</i></p>	<p>AO_{44.1} The site:</p> <ul style="list-style-type: none"> (a) has a natural surface with an elevation that is higher than the abutting road and enables stormwater to drain gravitationally to the abutting road via subsurface pipes; or (b) has a natural surface with an elevation that is higher than Council's stormwater drainage network in the abutting road and enables stormwater to drain gravitationally to the stormwater drainage network in the abutting road via subsurface pipes; or (c) has lawful access to an inter allotment drainage network with available capacity to meet the requirements of the development.
<p>Reconfigurations creating lots less than 450m² in area in a residential zone (Refer to Figure 4 below)</p>	

Performance outcomes	Acceptable outcomes
<p>PO₄₅ Lot reconfigurations creating lots less than 450m² and at least 20 new lots, facilitate the orderly, neighbourly, integrated and timely development of those lots through a Plan of Development.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> • <i>Orderly - neatly and methodically arranged.</i> • <i>Neighbourly - exhibiting the qualities expected in a friendly neighbour.</i> • <i>Integrated - combining or coordinating separate elements so as to provide a harmonious, interrelated whole</i> • <i>Timely - done or occurring at a favourable or useful time.</i> 	<p>AO_{45.1} Lot reconfigurations creating lots less than 450 420m² incorporate an Approved Plan of Development prepared by a suitably qualified professional(s) that sets development standards that comply with the performance outcomes within the Small Lot Housing Design Code and which includes, but is not limited to, the location of the following:</p> <ol style="list-style-type: none"> (a) the lot layout and streets, including lot numbers, lot areas, street reserve widths, street or road carriageways (may include bus stops, taxi ranks, loading zones and similar service areas where proposed), and location and width of footpaths; (b) land slope and major infrastructure items; (c) primary and secondary street frontages (if necessary); (d) public open space areas, including lot number and area; (e) built-to-boundary wall locations (including mandatory built-to-boundary situations); (f) where privacy fencing is required at an interface with a street or park; fencing and, if sloping land, retaining wall details; (g) for lots under 450m²: <ol style="list-style-type: none"> (i) location, areas and dimensions of private open space; (ii) building envelopes indicating minimum setbacks, access points, and heights; and (iii) driveway crossovers
<p>PO₄₆ The lots are located on a road that is appropriate to accommodate small lots.</p>	<p>AO_{46.1} Small lots are provided with vehicle access from a laneway or local roads only.</p>
<p>PO₄₇ Small lots are located so as to minimise the need to cut and fill the land.</p>	<p>AO_{47.1} Small lots are located on land with a post-development gradient of less than 10%;</p>
<p>PO₄₈ Development provides a frequency of standard and small lots which are varied to facilitate housing variety.</p>	<p>AO_{48.1} There are no more than six (6) contiguous small lots along a street frontage, with groups of two (2) or more small lots separated by at least two (2) standard lots, unless the small lots are accessed via a rear laneway.</p>
Reconfigurations facilitating Dual Occupancy development	
<p>PO₄₉ Lot reconfigurations within the Gainsborough Lodge Low Density Residential Zone (excluding the Hilltop Precinct) facilitate the integration of Dual Occupancy development into residential neighbourhoods in a manner that is dispersed and does not result in Dual Occupancy becoming the dominant form of housing within a street.</p>	<p>AO_{49.1} Lot reconfigurations designate lots for Dual Occupancy development;</p> <p>AO_{49.2} No more than 20 percent of the properties within a street block are designated for Dual Occupancy development.</p> <p>AO_{49.3} No more than three (3) adjoining properties within a street block are designated for Dual Occupancy development.</p> <p>AO_{49.4} Hatched lots are not designated as Dual Occupancy lots.</p> <p>See Figure 4.</p>


Performance outcomes	Acceptable outcomes
<p>Figure 4</p>  <p>Each red line in this figure is an example of the extent of a street block.</p> <p>No more than 20 percent of properties within the street block are designated for dual occupancy development.</p>	
<p>PO₅₀ Lots designated for Dual Occupancy development by lot reconfigurations within the Gainsborough Lodge Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone have an area, shape and dimensions suitable to accommodate their intended use.</p>	<p>AO_{50.1} Lots designated for Dual Occupancy development:</p> <ul style="list-style-type: none"> (a) have a minimum area of 700m²; and (b) are rectilinear in shape; and (c) have a frontage that is consistent with the minimum frontage required for the applicable zone.

Table 5.3.8.3 – Lot Sizes and Dimensions

Zone(s)	Lot Type	Precinct(s)	Minimum Lot Area/Max Density [†]	Minimum Frontage/Width	Max Frontage to Depth Ratio
Gainsborough Lodge Low Density Residential Zone.	Regular and Corner	Hilltop Residential Precinct	800m ²	20m	1:3
		All other circumstances	450 420m ²	15 13m	1:5
	Hatchet Lot	Hatchet lots do not occur within the Gainsborough Lodge Low Density Residential Zone.			
	Community Title Scheme Lot	Hilltop Residential Precinct	800m ² (except for communal lots)	20m	No Acceptable Measure Prescribed
		All other circumstances	450 420m ² (except for communal lots)	No minimum	No Acceptable Measure Prescribed