7.4.2 Reconfiguring a lot

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| **Performance outcomes** | **Acceptable outcomes** | **Complies** | **Justification for Compliance** |
| **PO1**The land is physically suitable for the anticipated future land use in terms flooding hazard, bushfire hazard and practical access.  | **AO1.1**All lots have a flood free access from a constructed road to an area on the site where a building can be constructed.**AO1.2**All lots have a bushfire free access to an area on the site where a building can be constructed. |  |  |
| **PO2**The proposed lots have a legal point of access from local or state controlled road networks. | **AO2**No acceptable outcome is prescribed. |  |  |
| **PO3**The proposed lots are of a size and dimension to meet the outcomes for development in the zones in respect of:* preserving land for agriculture and animal production in the Rural zone.
* achieving a safe and pleasant residential environment.
* consistent with the nature and layout of existing subdivision patterns.
* providing a variety of lot sizes for residential living, industry and commerce.
 | **AO3**Allotments dimensions comply with Table 7.4.2.2. |  |  |
| **Site Layout** |  |  |
| **PO4**Stormwater is controlled to minimise the environmental impacts of runoff from the development on the water quality of surface and ground water.  | **AO4**No acceptable outcome is prescribed. |  |  |
| **PO5**The impacts of development on matters of state environmental significance (identified in [SPP mapping – Environment and Heritage – Biodiversity](https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking)) are avoided or if avoidance is not possible, minimised. | **AO5**No acceptable outcome is prescribed. |  |  |
| **PO6**The proposed lots will not lead to diminished productivity of rural land. | **AO6**No acceptable outcome is prescribed. |  |  |
| **PO7**A potable water supply and adequate sewerage services are available to each lot in a development that will be used for residential, commercial or industrial purposes.  | **AO7.1**All lots within the General residential, Centre, Industry and Township zones, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.**AO7.2**All lots within the Rural zone have a potable water supply and on-site sewerage. |  |  |
| **Flood** |  |  |
| **PO8**Development located within areas containing a flood hazard responds to flooding potential and maintains personal safety at all times with regards to siting and layout. | **AO8.1**Development does not occur on that part of any land identified as ‘high’ flood hazard on Schedule 4 – Flood hazard overlay map.**AO8.2**Development on land identified as ‘medium flood hazard’ as identified in Schedule 4 – Flood hazard overlay map is sited and designed so that:1. all new lots contain a building envelope located:
2. outside of the flood prone area; or
3. can achieve a freeboard of 300mm above the Defined Flood Event (DFE).
4. residential buildings are not constructed as single-storey slab on ground structures and only non-habitable rooms (such as garages and laundries) are located on the ground floor.
5. there is at least 1 evacuation route that remains passable for emergency evacuations during all floods.
6. an area is available within the development site that is at least 300mm above the highest known flood level with sufficient space to accommodate the likely population of the development in safety for a relatively short time, until flash flooding subsides or people can be evacuated.
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| **Bushfire** |  |  |
| **PO9.1**Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale purposes, a separation distance from hazardous vegetation is established provided to achieve a radiant heat flux level of 29kW/m2 at the edge of the proposed lot(s). **PO9.2**Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m2 at any point.  | **AO9.1**No new lots are created within the bushfire prone area;OR**AO9.2**Lots are separated from hazardous vegetation by a distance that:1. achieves radiant heat flux level of 29kW/m2 at all boundaries; and
2. is contained wholly within the development site.

Editor’s note—* Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.
* For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.
* The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.
 |  |  |
| **PO10**Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.The access is available for both firefighting and maintenance/defensive works. | **AO10.1**Lot boundaries are separated from hazardous vegetation by a public road which:1. has a two-lane sealed carriageway.
2. contains a reticulated water supply.
3. is connected to other public roads at both ends and at intervals of no more than 500m.
4. accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services’ Fire Hydrant and Vehicle Access Guidelines.
5. has a minimum of 4.8m vertical clearance above the road.
6. is designed to ensure hydrants and water access points are not located within parking bay allocations.
7. incorporates roll-over kerbing.

**AO10.2**Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.Editor’s note— Applicants should have regard to the relevant standards set out in the reconfiguring a lot code and operational works codes in this planning scheme. |  |  |
| **PO11**The access is available for both firefighting and maintenance/hazard reduction works. | **AO11**Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:1. a reserve or easement width of at least 20m.
2. a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation.
3. no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path.
4. a minimum of 4.8m vertical clearance.
5. turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services’ Fire Hydrant and Vehicle Access Guidelines.
6. a maximum gradient of 12.5%.
7. a cross fall of no greater than 10 degrees.
8. drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy.
9. vehicular access at each end which is connected to the public road network at intervals of no more than 500m.
10. designated fire trail signage.
11. if used, has gates locked with a system authorised by Queensland Fire and Emergency Services.
12. if a fire trail, has an access easement that is granted in favour of BSC and Queensland Fire and Emergency Services.
 |  |  |
| **PO12**Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.However, a fire trail will not be required where it would not serve a practical fire management purpose. | **AO12**Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:1. a reserve or easement width of at least 20m.
2. a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation.
3. no cut or fill embankments or retaining walls adjacent to the 4 m wide trafficable path.
4. a minimum of 4.8m vertical clearance.
5. turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services’ Fire Hydrant and Vehicle Access Guidelines.
6. a maximum gradient of 12.5%.
7. a cross fall of no greater than 10 degrees.
8. drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy.
9. vehicular access at each end which is connected to the public road network.
10. designated fire trail signage.
11. if used, has gates locked with a system authorised by Queensland Fire and Emergency Services.
12. if a fire trail, has an access easement that is granted in favour of BSC and Queensland Fire and Emergency Services.
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| **PO13**The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.  | **AO13**The lot layout:1. minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation.
2. avoids the creation of potential bottle-neck points in the movement network.
3. establishes direct access to a safe assembly/evacuation area in the event of an approaching bushfire.
4. ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.

Editor’s note—For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled “Undertaking a Bushfire Protection PlanAdvice from the Queensland Fire and Emergency Services should be sought as appropriate.  |  |  |
| **PO14**Critical infrastructure does not increase the potential bushfire hazard.  | **AO14**Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded. |  |  |
| **Local heritage places**  |  |  |
| **PO15**Development maintains an intact context and setting that is compatible with the cultural heritage significance of the place. | **AO15**No acceptable outcome is prescribed.  |  |  |
| **Stock Route Network** |  |  |
| **PO16**The stock route network identified in SPP mapping – Economic Growth –Agriculture – Stock Route is protected from encroachment by incompatible land uses and allows safe passage of stock traversing the stock route. Development does not adversely impact other stock route values including recreational, environmental and heritage. | **AO16**No new allotments are created within or adjacent to the stock route network indentified in SPP mapping – Economic Growth – Agriculture – Stock Route. |  |  |
| **Petroleum Pipelines** |  |  |
| **PO17**The integrity of pipelines carrying petroleum is maintained. | **AO17**No development is located closer than 200m from a pipeline or pipeline easement identified on SPP Mapping – Hazards and Safety – Emissions and Hazardous Activities – High pressure gas pipelines. |  |  |