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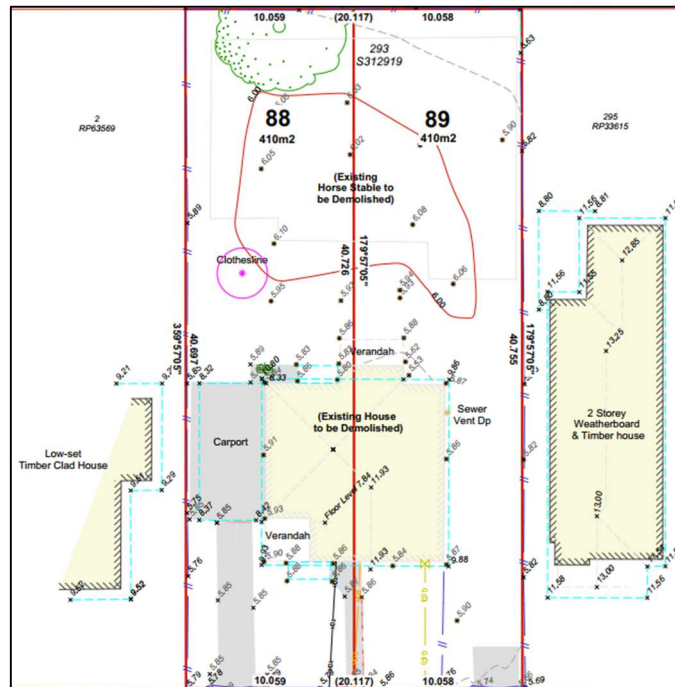
# Town Planning Report

88 Raceview Ave, Hendra

Reconfiguration of Lot (1 into 2 Lot Subdivision)

Qiyu Dou





Client: **Qiyu Dou**  
 Project: **88 Raceview Ave, Hendra**  
 Project No: **26-8747**  
 Date: **June 2026**  
 Project Contact: **Jared Cooper / Hayden Gianarakis**

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## Executive Summary

This Town Planning Report has been prepared by Urban Strategies Pty Ltd on behalf of Qiyu Dou in association with a development application seeking approval for the Reconfiguration of Lot (1 into 2 lot subdivision) over land at 88 Raceview Ave, Hendra.

The subject site, formally identified as Lot 293 on S312919, is a rectangular-shaped allotment with an area of 814m<sup>2</sup> and frontage to Raceview Ave of approximately 20.1m. The lot is improved by a pre-1947 dwelling house and ancillary structures including horse stables, which are to be removed prior to the reconfiguration of lot. Topographically, the site has a gentle grade towards the street. The lot is serviced by reticulated water, sewer and electrical connections available from Raceview Ave. Further, the site does not contain any significant vegetation or features.

The proposal seeks a Development Permit (Development Approval) for Reconfiguring a Lot (1 into 2 lot subdivision). As detailed within the accompanying Subdivision Proposal Plan prepared by House Surveys, the proposed development seeks to create two separate Standard Format Plan 'small lots' as outlined further within the body of this report.

City Plan 2014 categorises this Development Application as Assessable Development. Further, the application is identified as being subject to Impact Assessment in accordance with Section 45 (5) of the Planning Act 2016.

The following Codes are triggered and assessed in Appendix A of this report:

- Racecourse Precinct Neighbourhood Plan Code
- Subdivision Code.

Where applicable, the Prescribed Secondary Codes have been addressed within Appendix A of this report and in the accompanying consultant documentation.

The following Overlays are identified as relevant to the site:

- Community Purposes Network Overlay
- Flood Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay.

The development proposes adequately sized land parcels consistent with the prevailing pattern of development and overall expectations and outcomes of the Character Precinct zone and Racecourse Precinct Neighbourhood Plan, facilitating sensibly scaled infill development. Accordingly, this development application meets the relevant Assessment Benchmarks and should be approved subject to reasonable and relevant conditions.

## 1.0 Summary

<b>Address of Site:</b> 88 Raceview Ave, Hendra			
<b>Name of Ward:</b> Hamilton			
<b>Real Property Description:</b> Lot 293 on S312919			
<b>Area of Site:</b> 814m <sup>2</sup>			
<b>Regional Plan Land Use Category:</b> Urban Footprint			
<b>Zone:</b> Character Residential CR1 zone			
<b>Neighbourhood:</b> Racecourse Precinct Neighbourhood Plan			
<b>Name of Owner:</b> Carmel Primrose Cousins			
<b>Type of Application:</b>		<b>Prelodgement / Consultation:</b> No formal prelodgement meeting or consultation was requested as the proposal generally accords with the relevant provisions of the planning scheme.	
<b>Aspects of Development</b>	<b>Type of Approval Requested</b>		
	<b>PA</b>		<b>DP</b>
<b>MCU</b>			
<b>RoL</b>			X
<b>BW</b>			
<b>OW</b>			
<b>Variation Request:</b> No			
<b>Brief Description / Purpose of Proposal:</b> Reconfiguration of Lot (1 into 2 Lot Subdivision)			
<b>Staged Development:</b> No			
<b>Referral Agencies:</b> Not Applicable			
<b>Category of Assessment:</b> Impact			
<b>Public Notification:</b> Yes <b>If Yes:</b> 15 business days			
<b>Superseded Planning Scheme Application:</b> No			
<b>RiskSmart:</b> No			
<b>Assessment Manager / Council Officer Previously Involved:</b> Not Applicable			
<b>Applicant Contact Person:</b> Jared Cooper / Hayden Gianarakis			

## 2.0 Pre-Application / Consultation and History

### 2.1 Pre-application / Consultation

No formal prelodgement meeting or consultation was requested as the proposal generally accords with the relevant provisions of the planning scheme.

### 2.2 Development History

A review of Council's Development.i platform for searchable online development applications lodged thereafter 1 January 2004 yields the following results.

#### **A007002731**

The site was the subject of a development application seeking approval (Development Permit) for demolition of an existing dwelling house. Council subsequently approved the application on 13 May 2026.

## 3.0 Site Information and Analysis

### 3.1 Physical Description

The subject site, formally identified as Lot 293 on S312919, comprises a single lot over 88 Raceview Ave. The site is a rectangular shaped allotment with an area of 814m<sup>2</sup> and frontage to Raceview Ave of approximately 20.1m. The lot is improved upon by a pre-1947 dwelling house and ancillary structures including horse stables, which are to be removed prior to the reconfiguration of lot, occurring in accordance with Council approval A007002731.

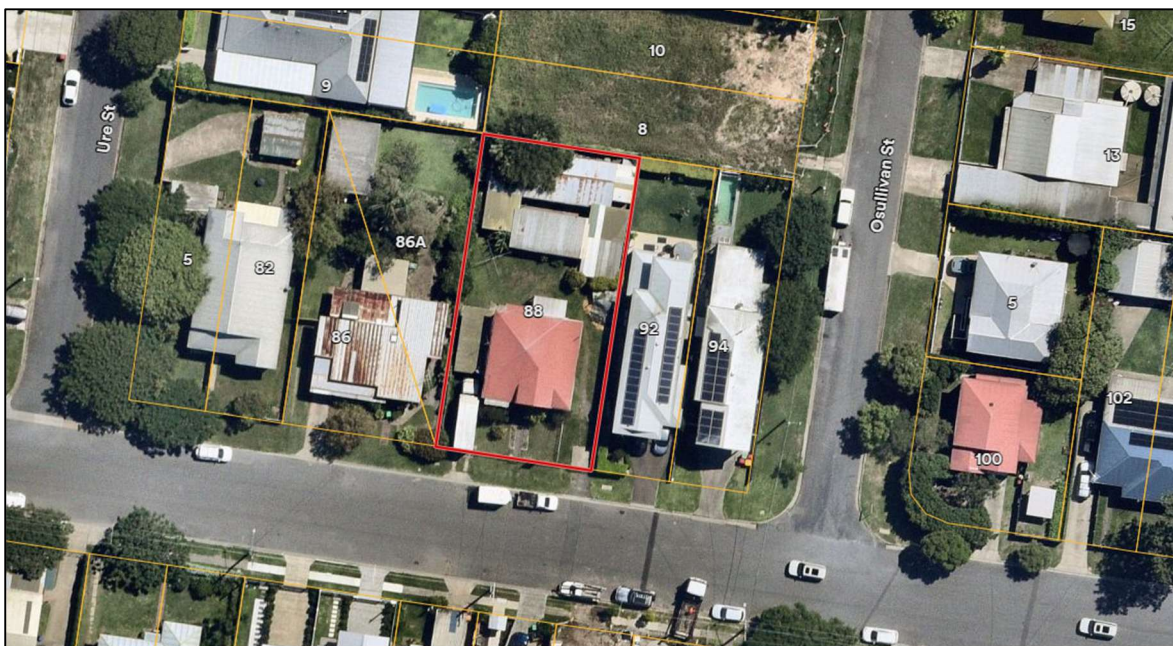


Figure 1: Subject Site Aerial – Captured March 2026 (Source: Nearmap)

Topographically, the site has a gentle grade towards the street front. The lot is serviced by reticulated water, sewer and electrical connections available from Raceview Ave. Further, the site does not contain any significant vegetation or features.

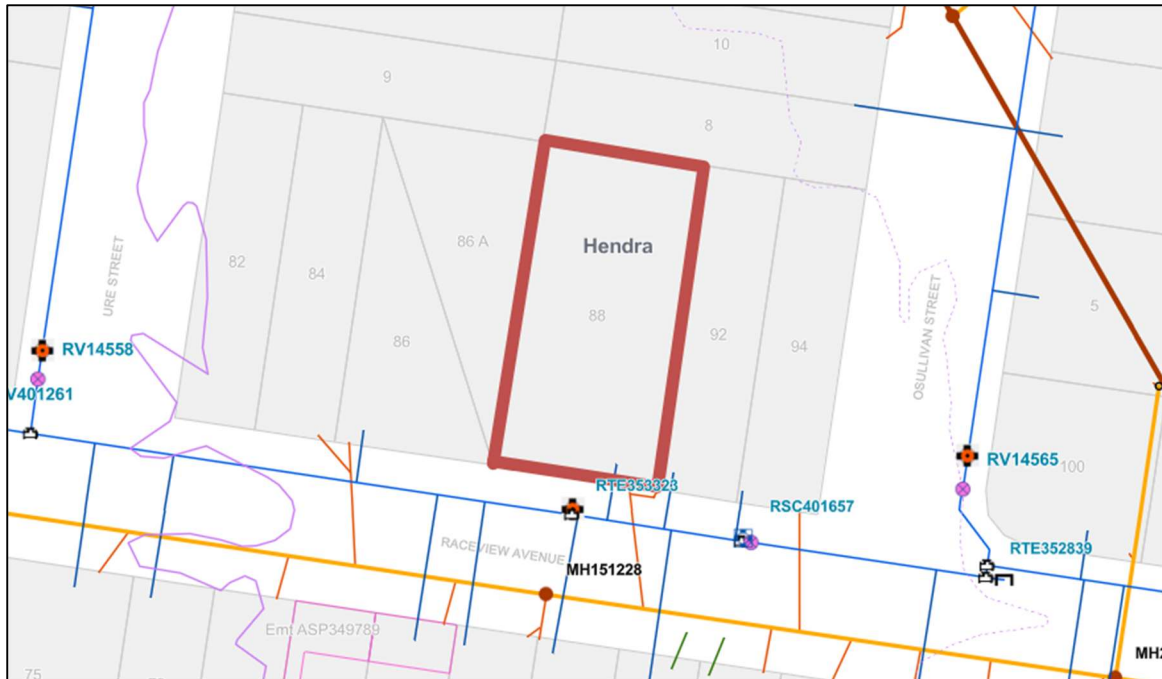


Figure 2: Site Utility Connections and Topography (Source: Community Maps)

### 3.2 Existing and Previous Uses

The subject site is currently improved upon by a pre-1947 dwelling house which is to be removed in accordance with Brisbane City Council approval (vide: A007002731). As detailed within this approval, there is no evidence that the site has been used for any other purpose other than residential since its inception.

### 3.3 Exemption Certificates

The site is not currently benefited by an exemption certificate, nor are exemption certificates being sought as part of this development application.

### 3.4 Easements and Encumbrances

The subject site is not burdened by nor benefits from any easement nor encumbrances.

### 3.5 Site Circumstances

The site is located within the inner north-eastern suburb of Hendra, a locality that supports an existing urban residential neighbourhood. The site's immediate development context is predominately consistent of detached infill character housing, noting the presence of Doomben Racecourse directly to the site's south and emerging community zoning to the sites east.



Figure 3: Subject Site Immediate Development Context – Captured March 2026 (Source: Nearmap)

Within the wider context, the site is conveniently located within close proximity to a number of local amenities including Hendra State School, public transport connections, several commercial character places, and Brisbane Airport across South Cross Way.

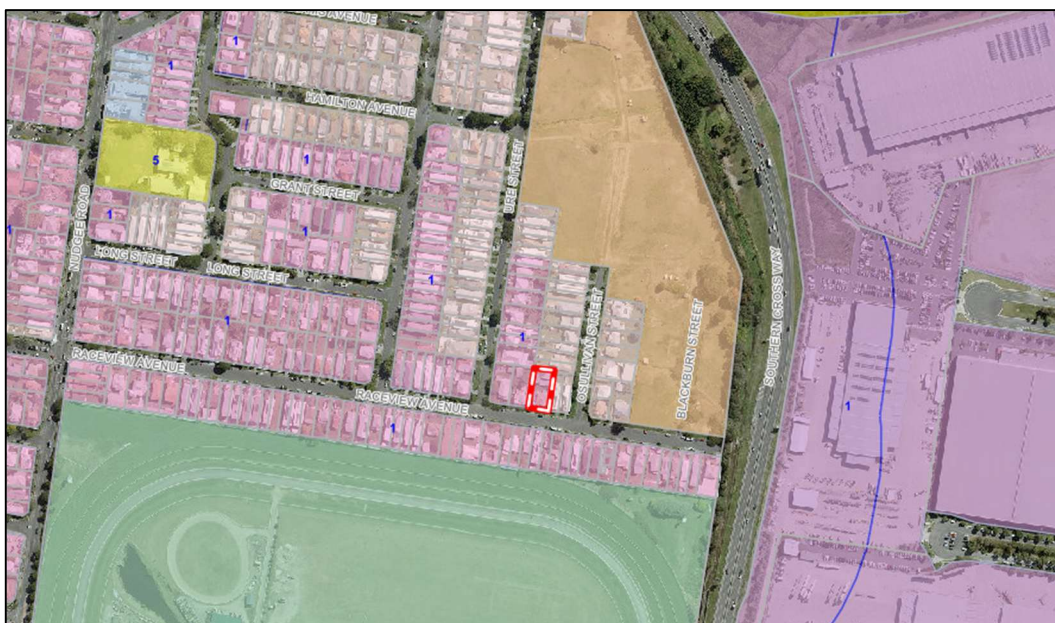


Figure 4: Broader Development Context (Source: BCC Interactive Mapping)

### 3.6 Town Planning Particulars

The site is contained within the CR1 Character Residential Zone (Refer Figure 6). Comment with respect to the manner in which the proposal responds to this zone can be found within section 6.4.3 of this report.

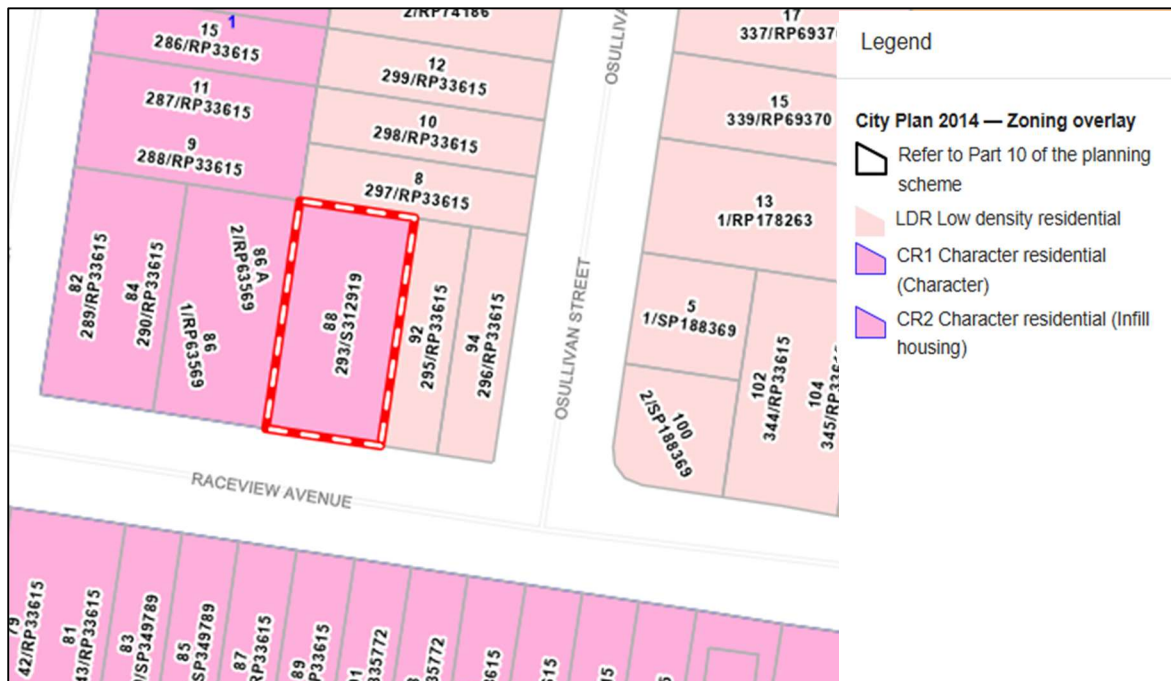


Figure 5: Site Zoning (Source: BCC Interactive Mapping)

Further, the site is located within the Racecourse Precinct Neighbourhood Plan, Hendra Stables sub-precinct (NPP-004) and subject to the following overlays, of which only the those in bold are considered relevant to the proposal:

- Airport Environs;
- **Community Purposes Network;**
- Critical Infrastructure and Movement Network;
- Dwelling House Character;
- **Flood;**
- Potential and Actual Acid Sulfate Soils;
- **Road Hierarchy;**
- **Streetscape Hierarchy;** and
- Traditional Building Character.

## 4.0 Proposal Details

### 4.1 General Description

The proposal seeks a Development Permit for Reconfiguring a Lot (1 into 2 lot subdivision) over 88 Raceview Ave, Hendra. As detailed within the accompanying Subdivision Proposal Plan prepared by House Surveys, the proposed development seeks to create two separate Standard Format Plan lots as outlined within the key development parameter table below:

**Table 2: Key Development Parameters**

Proposed Lot	88	89
Area	410m <sup>2</sup>	410m <sup>2</sup>
Width / Frontage	10.059m	10.058m
Depth	40.697m	40.755m

### 4.2 Proposal Detail & Town Planning Justification for Proposal / Design

The following section considers the key town planning matters related to the proposed development.

#### 4.2.1 Proposed Lot Size

As detailed within the accompanying Subdivision Proposal Plans prepared by House Surveys, the development seeks a performance outcome (PO) against PO1 of the Subdivision Code, which states:

<b>Subdivision Code – Performance Outcome 1 (PO1)</b>
<p>PO1</p> <p>Development results in lots and an arrangement of lots that:</p> <ul style="list-style-type: none"> <li>(a) enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;</li> <li>(b) are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;</li> <li>(c) feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development;</li> <li>(e) complement the streetscape, local context and character for the locality;</li> <li>(e) address development constraints.</li> </ul>

The proposed development will provide two lots capable of accommodating dwellings that comply with the relevant provisions and overall outcomes of the Dwelling House (Small Lot) Code. Thus, delivering two new residential lots in accordance with the CR1 Character zone and benefiting the housing supply within a well-located urban area as sought by the *Brisbane’s Housing Supply Action Plan*.

Further, the subject site is located on the fringe of the CR1 Character Zone, adjoining lots within the Low Density Residential Zone noting the minimum lot size of 400m<sup>2</sup>. The site is also located in proximity to a large 55,578m<sup>2</sup> lot zoned for Emerging Community (Refer Figure 6), with an approval for 66 lots of which the majority achieve an area between 400 – 405sqm (A006638252).

The proposal is considered to provide a logical transition to future development whilst also reflecting the prevailing pattern of development as demonstrated by the orange overlay representing existing parcels less than 450m<sup>2</sup>.

Accordingly, it is deemed that the proposed subdivision provides adequately sized land parcels consistent with the overall expectations of the Character Precinct Zone and Racecourse Precinct Neighbourhood Plan.

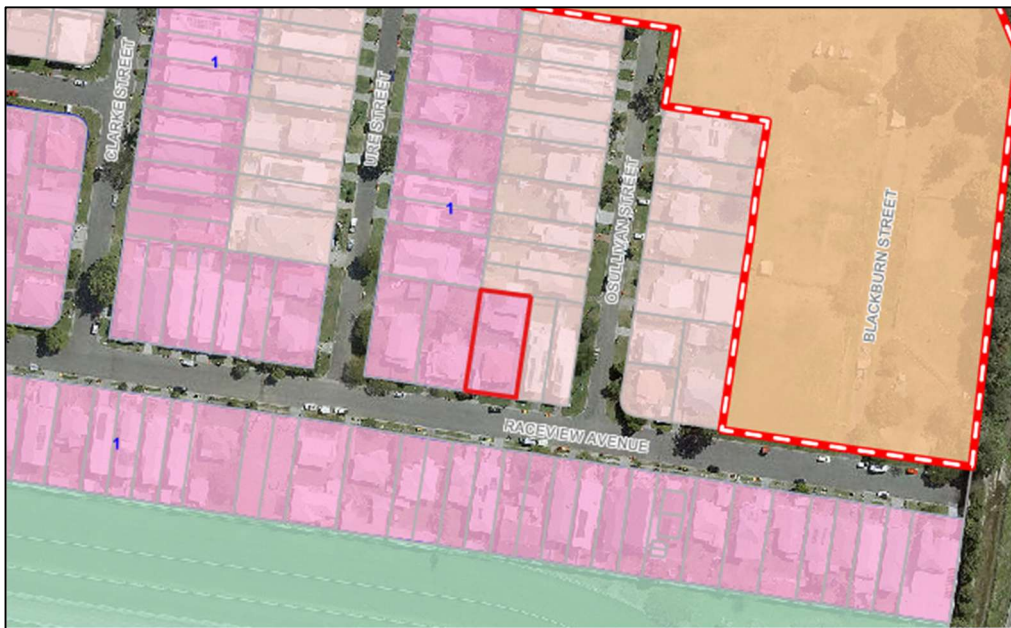


Figure 6: Immediate Development Context Zoning (Source: BCC Interactive Mapping)



Figure 7: Immediate Development Context – Dwellings on small lots or vacant small lots indicated orange (Source: Urban Strategies 2026)

#### 4.2.2 Overland Flow Flooding

The subject site is mapped within the overland flow flood planning area sub-category. However, more recent flood mapping illustrated on Council’s Flood Awareness Map platform (refer Figure 8) suggests that the extent of overland flow in a 2% event appears to be limited to the Raceview Ave road reserve and does not extend into the subject site.

On this basis, future dwelling design and access arrangements can be designed to ensure the risk to people and property is managed to an acceptable level.

If appropriate minimum non-habitable and habitable floor levels can be conditioned.



Figure 8: Site Flooding Overview (Source: BCC Flood Awareness Map)

#### 4.2.3 Connection to Urban Services

The following points are noted in relation to connection of the lots to urban services:

- Sewer and water – to be managed via an application to Urban Utilities, noting there is sewer and water infrastructure in the Raceview Avenue road reserve;
- Stormwater – the lawful point of discharge is the kerb in Raceview Avenue, with the lots to discharge surface water and roof water to Raceview Avenue via kerb adaptors, which can be conditioned accordingly; and
- Electrical and telecommunication – Conditions of approval can require the applicant to enter into supply agreements for electricity and telecommunications.

#### 4.3 Staging

No staging is proposed as part of the proposal.

#### 4.4 Infrastructure Charges

In accordance with the Brisbane Adopted Infrastructure Charges Resolution (No. 12) 2023, infrastructure charges are to be imposed in the following manner.

The below charges and credits relate to those to be imposed by Brisbane City Council and their associated distributor-retailer, Urban Utilities.

#### Credits for Existing Uses:

Credit use	Credit unit	BCC value per demand unit	Number of credit units	Value of Credit
Lot – Residential use	Lot	\$18,026.28	1	\$18,026.28
<b>Total Credit:</b>				<b>\$18,026.28</b>

#### Demand Charges:

Demand use	Demand unit	BCC value per demand unit	Number of demand units	Demand Value
Lot – Residential use	Lot	\$18,026.28	2	\$36,052.56
<b>Gross Charge:</b>				<b>\$36,052.56</b>
<b>Credits:</b>				<b>\$18,026.28</b>
<b>Net Charge:</b>				<b>\$18,026.28</b>

#### Trunk Infrastructure / Offsets

The proposed development does not involve the construction or dedication of trunk works and is consequently not subject to an Infrastructure Charge Offset.

#### 4.5 Approval Requirements

In accordance with Section 85 of the Planning Act 2016, a Currency Period of 4 years is requested for the Reconfiguring of a Lot applied for.

## 5.0 Legislative Framework

### 5.1 Purpose of the Planning Act 2016

The Planning Act 2016 identifies a Purpose of achieving Ecological Sustainability. In accordance with Section 5 of the Planning Act 2016, an entity that performs a function under the Act must perform the function in a way that advances the purpose of the Act. Further Section 4 of the Act outlines the system to facilitate the achievement of ecological sustainability to include:

- State Planning Policies;
- Regional Plans;
- Planning Schemes;
- Temporary Local Planning Instruments;
- Planning Scheme Policies; and
- The Development Assessment System.

The manner in which the proposal responds to each of these items, and consequently furthers the Purpose of the Act, can be seen within the following sections of this report.

## 5.2 Development Assessment System

The Development Application is categorised as Impact Assessment and as such will be assessed in accordance with Section 45 (5) of the Planning Act 2016.

Parts 1, 3, 4 and 5 of the Development Assessment Rules are consequently applicable to this development application. Of note, the Applicant does not choose to opt out of receiving an Information Request and consequently the decision as to whether to issue an Information Request is left at the discretion of the Council.

## 5.3 State Planning Instruments

### 5.3.1 State Planning Policies

The State Planning Policy is a State Planning Instrument outlining matters of State Interest. In accordance with the Planning Act 2016, a Local Government in assessing a development application must give consideration to any relevant components of the State Planning Policy if the Planning Scheme has not yet appropriately integrated the relevant State Interest Policies. Part E of the State Planning Policy outlines 5 themes and 17 State Interest Policies and associated Assessment Benchmarks to which development is to be assessed. Part 2.1 of the City Plan indicates all State interests in the State Planning Policy that are potentially relevant to the proposal have been appropriately integrated into the City Plan.

### 5.3.2 Regional Plan

The subject site is contained in the Urban Footprint within the *South East Queensland Regional Plan*. The intent of the Urban Footprint is to accommodate a range of urban uses in the forms of housing, industry, businesses, infrastructure, community facilities and urban open space. The proposal is for Reconfiguration of Lot (1 into 2 Lot Subdivision), thus the application is consistent with the intentions of the Urban Footprint.

## 5.4 Local Planning Instruments

### 5.4.1 City Plan 2014

The site is contained within the Brisbane City Council Local Government Area and is assessable under the Local Government's Planning Scheme, City Plan 2014.

### 5.4.2 Category of Assessment

The proposed development is categorised as Impact Assessment in accordance with Part 5 of the City Plan 2014.

City Plan 2014 is structured such that an Overlay can alter the Category of Assessment to which a Development Application is subject to. Applicable Overlays and the associated Category of Assessment is as follows:

Overlay	Level of Assessment in accordance with Part 5.10	Assessment Benchmarks
Airport Environs Overlay	N.A.	-
<b>Community Purposes Network Overlay</b>	<b>Code Assessment</b>	<b>Community Purposes Network Overlay Code</b>
Critical Infrastructure and Movement Network Overlay	N.A.	-
Dwelling House Character Overlay	N.A.	-
<b>Flood Overlay</b>	<b>Code Assessment</b>	<b>Flood Overlay Code – purpose, overall outcomes and outcomes in Section C</b>
Potential and Actual Acid Sulfate Soils Overlay	N.A.	-
<b>Road Hierarchy Overlay</b>	<b>Code Assessment</b>	<b>Road Hierarchy Overlay Code – purpose, overall outcomes and outcomes in sections C and D.</b>
<b>Streetscape Hierarchy Overlay</b>	<b>Code Assessment</b>	<b>Streetscape Hierarchy Overlay Code – purpose, overall outcomes and outcomes in sections A and B</b>
Traditional Building Character Overlay	N.A.	-

The highest category of assessment afforded to the proposal is Impact Assessment, owing to the site's location within the CR1 Character Zone. As such, the proposal will be assessed in accordance with the Impact Assessment procedures of Section 45 (5) of the Planning Act 2016.

In accordance with Section 45 (5) of the Act this Impact Assessable development application must be assessed against the assessment benchmarks and have regard to any matters prescribed by regulation or have regard to any other relevant matters such as planning need or the current relevance of the assessment benchmarks in light of changed circumstances.

### 5.5 General Assessment Provisions

The proposal has been assessed against Version 36/2026 of the Brisbane City Plan 2014 (effective 12 June 2026.)

#### Zones

The Character Residential CR1 zone is intended to provide for low density suburban and inner-city living through development of 1 or 2 storey dwelling houses comprising predominantly existing houses built in or before 1946. New housing is subject to a number of design criteria and is intended to complement the character of pre 1946 housing.

The proposal is considered to further the intent for this zone and is in accordance with the overall outcomes of the Character Residential CR1 zone. A response to the particular elements of the Character Residential CR1 zone is set out below:

The proposal is in accordance with the overall outcomes of the Character Residential zone.

Character residential zone code	
Overall Outcome	Proposal
<b>Zone role overall outcomes</b>	
<p>(a) Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:</p> <ul style="list-style-type: none"> <li>(i) Theme 2: Brisbane’s outstanding lifestyle, Element 2.1 – Brisbane’s identity and Element 2.2 – Brisbane’s housing and accommodation choices;</li> <li>(ii) Theme 5: Brisbane’s CityShape and Element 5.5 – Brisbane’s Suburban Living Areas.</li> </ul>	<p><b>Complies</b></p> <p>The proposed reconfiguration of lot will create two appropriately sized land parcels and support the supply of mixed lot sizes in well located areas.</p> <p>Moreover, the proposed lot dimensions reflect and maintain the surrounding character, thus reinforcing a sense of place and protecting local attributes.</p>
<b>Development location and uses overall outcomes</b>	
<p>(a) Development provides for low density suburban and inner-city living through the development of predominantly 1 or 2 storey dwelling houses comprising primarily of existing houses built in 1946 or before and infill housing that incorporates any housing built in 1946 or before in the development.</p>	<p><b>Not Applicable</b></p> <p>The proposal is for the Reconfiguration of Lot (1 into 2 Lots subdivision).</p>
<p>(b) Development in the Character zone precinct provides for low density suburban and inner-city living through:</p> <ul style="list-style-type: none"> <li>(i) 1 or 2 storey dwelling houses to predominate over other types of development;</li> <li>(ii) a low density and intact suburban identity to be maintained in which multiple dwellings and dual occupancy are not accommodated.</li> </ul>	<p><b>Complies</b></p> <p>The proposed subdivision provides lot sizes that reflect and maintain the character of the surrounding development context, thus preserving the low density and suburban identity of the Character Zone precinct.</p>
<p>(c) Development in the Infill housing zone precinct facilitates a mix of existing dwelling houses and new housing choices including dual occupancy, 2 storey low rise multiple dwellings such as row houses at a house scale, rooming accommodation, residential care facilities and retirement facilities which:</p> <ul style="list-style-type: none"> <li>(i) comply with the site density, building height, number of storeys and setback requirements of the Traditional building character (design) overlay code and the Multiple dwelling code;</li> <li>(ii) are sensitively integrated with and located between or behind existing dwelling houses built in 1946 or before and on appropriately sized lots;</li> <li>(iii) provide housing diversity that offers choice to different household types and individuals to suit residents through life-cycle stages, in the inner city and well-located parts of the city.</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposal is for the Reconfiguration of Lot (1 into 2 Lots subdivision).</p>

Character residential zone code	
Overall Outcome	Proposal
(d) Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.	<b>Complies</b> The proposed lots are capable of providing dwellings compliant with the relevant provisions and overall outcomes of the Dwelling House (Small Lot) Code, thus maintaining the high level of amenity reasonably expected within a predominately low density permanent residential environment.
(e) Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.	<b>Not Applicable</b> The subject site is not identified with the active frontage overlay.
(f) Development for a commercial character building activities use on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	<b>Not Applicable</b> The site does not contain a commercial character building.
(g) Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to:  (i) have a gross floor area of less than 250m <sup>2</sup> ; (ii) serve local residents' day-to-day needs; (iii) not undermine the viability of a nearby centre.	<b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 Lots subdivision).
(h) Development which would result in the co-location of new non-residential uses only occurs along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.	<b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 Lots subdivision).
(i) Development for a home-based business may only operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	<b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 Lots subdivision).
(j) Development for any other non-residential use serve a local community facility need only, such as a child care centre or substation, and is compatible with and integrates with the built form intent of the Character residential zone.	<b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 Lots subdivision).
(k) Development for rooming accommodation accommodates 5 persons or less.	<b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 Lots subdivision).

Character residential zone code	
Overall Outcome	Proposal
<b>Development form overall outcomes</b>	
(a) Development occurs on an appropriately sized and configured lot and is of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas.	<b>Complies</b> The proposed subdivision will reflect and maintain the prevailing lot pattern, thereby reinforcing the subtropical character of the immediate development context.
(b) Development for a residential building is of a height, bulk, scale and form, materials and detailing which is compatible with the traditional building character of the Character residential zone and consists of buildings of 1 or 2 storeys in height.	<b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 Lots subdivision).
(c) Development protects and retains buildings built in 1946 or before on land within the Traditional building character overlay in accordance with the Traditional building character (demolition) overlay code.	<b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 Lots subdivision).
(d) Development provides that a new building or extension of a building reflects and complements the city's traditional building character of housing built in 1946 or before prevalent within the Traditional building character overlay in accordance with the Traditional building character (design) overlay code.	<b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 Lots subdivision).
(e) Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings, by maintaining access to sunlight, daylight and privacy.	<b>Not Applicable</b> The proposal is for Reconfiguration of Lot (1 into 2 Subdivision); new buildings or extensions are not proposed.
(f) Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that: <ul style="list-style-type: none"> <li>(i) maximises the retention of backyard spaces as private landscaped space;</li> <li>(ii) avoids overbearing development involving bulk or setbacks which are inconsistent with the character of a dwelling house on adjoining lots.</li> </ul>	<b>Not Applicable</b> The proposal is for Reconfiguration of Lot (1 into 2 Subdivision); new buildings or extensions are not proposed.
(g) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	<b>Complies</b> The proposed reconfiguration of lot positively responds to site circumstances as appropriately addressed throughout this report.

The proposal is in accordance with the overall outcomes of the Character zone precinct.

Character residential zone code – Character zone precinct	
Overall Outcome	Proposal
<b>Character zone precinct overall outcomes</b>	
(a) Development retains a dwelling house built in 1946 or before.	<b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 Lots subdivision).
(b) Development provides that a new dwelling house: <ul style="list-style-type: none"> <li>(i) is 1 or 2 storeys in height;</li> <li>(ii) is located on an appropriately sized and configured vacant lot;</li> <li>(iii) is compatible in scale and design with existing houses built in 1946 or before;</li> <li>(iv) reinforces the traditional building character of the Character zone precinct.</li> </ul>	<b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 Lots subdivision); new buildings are not proposed.
(c) Development for a dwelling other than a dwelling house is not accommodated within the Character zone precinct.	<b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 Lots subdivision); new buildings are not proposed.
(d) Development provides for a minimum lot size of 450m <sup>2</sup> to maintain a block pattern that accommodates traditional backyards and large trees.	<b>Alternate Solution</b> The proposed subdivision provides two 410m <sup>2</sup> lots which reflect and maintain the prevailing block pattern within the immediate development context. The proposed lots are approximately 40.7m deep and thus capable of provide traditional backyards and landscaped areas. Further, the proposal is deemed consistent with Element 5.5 – Brisbane’s Suburban Living Areas.

### Strategic Framework

Part 3, Strategic Framework, of City Plan 2014 sets the policy directions for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.

Most pertinent to the assessment of this application is Theme 5: Brisbane’s CityShape, more specifically, Element 5.5 – Brisbane’s Suburban Living Areas. In accordance with L4.1, the proposal is considered to provide infill development where the resulting lot size reflects the predominate lot pattern within the surrounding neighbourhood. Thus, the proposal is consistent with and does not compromise the Strategic Framework or the relevant Elements of the Themes.

### Neighbourhood Plans

The site is contained within the Racecourse Precinct Neighbourhood Plan Code area. An assessment against the relevant provisions of this Neighbourhood Plan can be found within Appendix A of this report.

### Development Codes

The Subdivision Code is triggered and are assessed in Appendix A of this report.

In accordance with Part 5, Table 5.3.5.1 of City Plan 2014, the above Development Codes trigger the following Prescribed Secondary Codes:

- Filling and Excavation Code
- Infrastructure Design Code
- Landscape Work Code
- Outdoor Lighting Code
- Park Planning and Design Code
- Stormwater Code
- Transport, Access Parking and Servicing Code
- Wastewater Code.

Where applicable, these Prescribed Secondary Codes have been addressed within Appendix A of this report and in the accompanying consultant documentation.

### **Overlay Codes**

The following Overlays were identified as applicable to the proposed development in Assessment criteria Column of Section 5.10 of City Plan 2014, have been assessed within Appendix A of this report and accompanying consultant documentation:

- Community Purposes Network Overlay
- Flood Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay.

### **5.6 Local Laws**

A review of Council Community Maps indicates the subject site is not mapped as being within an area affected by the Natural Assets Local Law

### **5.7 Referral Agencies**

A review of the State Government's Development Assessment Mapping System (DAMS) and Planning Regulations 2017 does not indicate that the site or nature of development is subject to referral.

## **6.0 Conclusions and Recommendations**

This Town Planning Report has been prepared by Urban Strategies Pty Ltd on behalf of Qiyu Dou in association with a development application seeking approval (Development Permit) for Reconfiguration of Lot (1 into 2 lot subdivision) over 88 Raceview Ave, Hendra.

The proposal seeks to create two freehold lots which are appropriately sized and configured to accommodate future dwelling houses. Moreover, the development proposes adequately sized land parcels consistent with the prevailing pattern of development and overall expectations and outcomes of the Character Precinct zone and Racecourse Precinct Neighbourhood Plan.

The proposal is consequently considered an appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant Assessment Benchmarks. The proposal is recommended to the Council to be approved subject to reasonable and relevant conditions.

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**Urban Strategies Pty Ltd**

June 2026

## APPENDIX A – Brisbane City Council Codes

### Neighbourhood Plan

Table 7.2.18.1.3.A – Racecourse Precinct Neighbourhood Plan		
Performance outcomes	Acceptable outcomes	Response
<b>General</b>		
<p><b>PO1</b></p> <p>Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ul style="list-style-type: none"> <li>a. consistent with the anticipated density and assumed infrastructure demand;</li> <li>b. aligned to community expectations about the number of storeys to be built;</li> <li>c. proportionate to and commensurate with the utility of the site area and frontage width;</li> <li>d. designed to avoid a significant and undue adverse amenity impact to adjoining development;</li> <li>e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites.</li> </ul> <p>Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.</p> <p>Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.</p>	<p><b>AO1</b></p> <p>Development complies with the number of storeys and building height in Table 7.2.18.1.3.C and is in accordance with Figure a, Figure b and Figure c.</p> <p>Note—Neighbourhood plans will mostly specify maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</p>	<p><b>Not Applicable</b></p> <p>The proposal is for Reconfiguration of Lot (1 into 2 Subdivision); new buildings or extensions are not proposed.</p>

**Table 7.2.18.1.3.A – Racecourse Precinct Neighbourhood Plan**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO2</b> Development of a building incorporates a design, bulk and setbacks which:</p> <ul style="list-style-type: none"> <li>a. enable existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and ensure windows are not built out by adjoining buildings;</li> <li>b. do not prejudice the development of adjoining sites;</li> <li>c. do not dominate the street or other pedestrian spaces;</li> <li>d. result in sensitive massing and articulation that ensures the building does not dominate the street or other pedestrian spaces.</li> </ul>	<p><b>AO2.1</b> Development has a maximum gross floor area in accordance with Table 7.2.18.1.3.D.</p>	<p><b>Not Applicable</b> The proposal is for Reconfiguration of Lot (1 into 2 Subdivision).</p>
	<p><b>AO2.2</b> Development has building setbacks in accordance with Table 7.2.18.1.3.E.</p>	<p><b>Not Applicable</b> The proposal is for Reconfiguration of Lot (1 into 2 Subdivision); new buildings or extensions are not proposed.</p>
<p><b>PO3</b> Development ensures vehicle access, servicing and car parking structures are designed and located to:</p> <ul style="list-style-type: none"> <li>a. minimise disruption to the established building line;</li> <li>b. ensure they do not visually dominant the site and streetscape;</li> <li>c. protect the safety of pedestrians;</li> <li>d. ensure vehicle access is not provided from an arterial road where an alternative access is available.</li> </ul>	<p><b>AO3.1</b> Development does not provide vehicular access from Racecourse Road or Kingsford Smith Drive.</p>	<p><b>Not Applicable</b> The subject site does not front Racecourse Road or Kingsford Smith Drive.</p>
	<p><b>AO3.2</b> Development ensures there is no net increase in driveway crossovers on Racecourse Road and Kingsford Smith Drive.</p>	<p><b>Not Applicable</b> The subject site does not front Racecourse Road or Kingsford Smith Drive.</p>
	<p><b>AO3.3</b> Development ensures common access driveways, car parking and servicing areas are created where possible and secured in perpetuity through the granting of reciprocal access easements.</p>	<p><b>Performance Outcome</b> The proposal is for Reconfiguration of Lot (1 into 2 lot subdivision), noting that each lot can be provided access via a standard residential vehicular crossover located at the kerb. This arrangement reflects and maintains the precedent set by the surrounding Character Residential development context.</p>

**Table 7.2.18.1.3.A – Racecourse Precinct Neighbourhood Plan**

Performance outcomes	Acceptable outcomes	Response
	<p><b>AO3.4</b> Development ensures car parking and servicing areas are located at the rear or underneath buildings</p>	<p><b>Not Applicable</b> The proposal is for Reconfiguration of Lot (1 into 2 Subdivision).</p>
	<p><b>AO3.5</b> Development provides driveway crossovers that maintain the integrity, quality and primacy of footpaths.</p>	<p><b>Complies</b> Raceview Ave does not contain a footpath a present. Notwithstanding, the proposed subdivision is capable of providing two adequately separated standard vehicular crossovers, thus maintaining the integrity, quality and primacy of future footpaths.</p>
<b>If Adjoining an Operational Rail Corridor – Not Applicable</b>		
<b>If in the Racecourse Road Precinct (Racecourse Precinct Neighbourhood Plan/NPP-001) – Not Applicable</b>		
<b>If in the Racecourses Precinct (Racecourse Precinct Neighbourhood Plan/NPP-002) – Not Applicable</b>		
<b>If in the Kingsford Smith Drive Precinct (Racecourse Precinct Neighbourhood Plan/NPP-003) – Not Applicable</b>		
<b>If in the Kingsford Smith Drive West Sub-Precinct (Racecourse Precinct Neighbourhood Plan/NPP-003a) – Not Applicable</b>		
<b>If in the Hendra Stables Sub-Precinct (Racecourse Precinct Neighbourhood Plan/NPP-004)</b>		
<p><b>PO13</b> Development for the purposes of a stable avoids or minimises adverse impacts on the amenity of land uses of the subject site or adjoining sites, particularly in terms of noise and odour.</p>	<p><b>AO13.1</b> Development for a stable locates:  <ul style="list-style-type: none"> <li>a. stable buildings, waste storage bin areas and vehicle loading areas for horse transport, a minimum of 10m from any residential building on an adjoining site without a stable;</li> <li>b. horse-training facilities, a minimum of 5m from any residential buildings on an adjoining site without a stable;</li> <li>c. stable buildings and horse-training facilities, a minimum of 1.5m from any residential building on an adjoining site that also includes a stable.</li> </ul> </p>	<p><b>Not Applicable</b> The proposal is for Reconfiguration of Lot (1 into 2 lot subdivision).</p>
	<p><b>AO13.2</b> Development for a stable includes:  <ul style="list-style-type: none"> <li>a. rubber mats (or the like) on concrete floors, pavements, loading ramps, transport vehicles and</li> </ul> </p>	<p><b>Not Applicable</b> The proposal is for Reconfiguration of Lot (1 into 2 lot subdivision).</p>

**Table 7.2.18.1.3.A – Racecourse Precinct Neighbourhood Plan**

Performance outcomes	Acceptable outcomes	Response
	<p>trailers, where horses are walked and loaded into vehicles;</p> <p>b. stable doors and gates (including their component parts) that are made of non-metal materials, or prevents metal-on-metal contact;</p> <p>c. stable feed or waste storage containers that are made of non-metal materials, or prevents metal-on-metal contact;</p> <p>d. a 2m high acoustic fence along the boundary with a residential premises adjoining the site.</p>	

## Development Codes

**Table 9.4.10.3.A—Subdivision Code**

Performance outcomes	Acceptable outcomes	Response
<b>Section A—General performance outcomes and acceptable outcomes for reconfiguring a lot</b>		
<p><b>PO1</b></p> <p>Development results in lots and an arrangement of lots that:</p> <p>(a) enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;</p> <p>(b) are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;</p> <p>(c) feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development;</p> <p>(e) complement the streetscape, local context and character for the locality;</p> <p>(e) address development constraints.</p>	<p><b>AO1.1</b></p> <p>Development provides lots with dimensions in compliance with Table 9.4.10.3.B.</p> <p>Note—Dwelling density may also be specified in the planning scheme in addition to the minimum or average lot sizes specified in Table 9.4.10.3.B. Development must comply with both parameters.</p> <p>Note—Parts 1 to 3 of Table 9.4.10.3.B provide the minimum dimensions for standard, small and rear lots to accommodate the range of residential development intended for the Low density residential zone, Character residential zone, Low-medium density residential zone and the Emerging community zone.</p> <p>Note—Part 4 of Table 9.4.10.3.B provides dimensions for lots in other zones and in the South East Queensland Regional Plan area under certain circumstances. Where a zone is not identified in Part 4 of Table 9.4.10.3.B the relevant dimensions are either use or activity specific and no acceptable outcome is prescribed.</p> <p>Note—The Dwelling house code and Dwelling house (small lot) code provide requirements for dwelling houses on standard lots and small lots. Table</p>	<p><b>Performance Outcome</b></p> <p>The proposal is for 2 x small lots in the character residential zone (generally 10m x 40m). The lots are:</p> <ul style="list-style-type: none"> <li>▪ Rectangular in shape, considerate of the anticipated future development for dwelling houses</li> <li>▪ Consistent with the overall expectations of the Character Precinct Zone and Racecourse Precinct Neighbourhood Plan, in that they can comfortably accommodate dwelling houses with backyards</li> <li>▪ Capable of supporting dwellings compliant with the relevant provisions and overall outcomes of the Dwelling House (Small Lot) Code</li> <li>▪ Not constrained by protected vegetation, slope, or the like</li> <li>▪ Supporting housing supply within a well-located urban area as sought by the Brisbane’s Housing Supply Action Plan</li> </ul>

**Table 9.4.10.3.A—Subdivision Code**

Performance outcomes	Acceptable outcomes	Response
	<p>9.4.10.3.B is not part of the assessment for a dwelling house other than as identified in the tables of assessment in Part 5.</p> <p>Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions.</p>	<ul style="list-style-type: none"> <li>▪ Consistent with the prevailing pattern of development as demonstrated within Section 5.2.2</li> </ul> <p>Thus, the proposal is considered to provide lots that complement the streetscape and local context, whilst promoting the relevant outcomes and standard sought by the Planning Scheme.</p>
	<p><b>AO1.2</b></p> <p>Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot where meeting the requirements of the Land Title Act 1994 and the Land Act 1994.</p> <p>Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Parts of this code and other codes in the planning scheme determine the circumstances for the application of a building envelope plan or a development footprint plan.</p> <p>Note—A building envelope plan or a development footprint plan may also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not require a building envelope plan or development footprint plan.</p>

Table 9.4.10.3.A—Subdivision Code

Performance outcomes	Acceptable outcomes	Response
	<p><b>AO1.3</b></p> <p>Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located:</p> <p>(a) across a proposed lot boundary; or</p> <p>(b) within a setback required by the planning scheme.</p> <p>Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot.</p> <p>Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan.</p> <p>Note—Where development involves work for walls or structures (other than a fence) on or near to a proposed lot boundary and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the structure is to be located in the position identified by the preceding development approval or approved plans, planning scheme and Building Regulation.</p> <p>Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located:</p> <ul style="list-style-type: none"> <li>• physical inspection is undertaken at the framing stage of construction;</li> <li>• written evidence in the form of a plan of subdivision is prepared by a suitably qualified person;</li> <li>• other evidence received and agreed by the Council.</li> </ul>	<p><b>Complies</b></p> <p>The existing dwelling and ancillary structures are to be removed prior to the subdivision occurring (vide: A007002731). Thus, the proposal will not result in a building or structure being located across a proposed lot boundary or within a setback required by the planning scheme.</p>

**Table 9.4.10.3.A—Subdivision Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO2</b> Development creates useable lots that:</p> <ul style="list-style-type: none"> <li>(a) do not rely on excessive cut and fill;</li> <li>(b) do not intrude into areas of waterway and environmental significance;</li> <li>(c) ensure any cutting, filling, retaining walls and earthworks:               <ul style="list-style-type: none"> <li>(i) minimise adverse impacts to vegetation, natural features and topography;</li> <li>(ii) avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways;</li> </ul> </li> <li>(d) minimise adverse impacts to the utility of existing or proposed transport network elements.</li> </ul>	<p><b>AO2.1</b> Development ensures that any cutting, filling, retaining walls and earthworks:</p> <ul style="list-style-type: none"> <li>(a) result in a maximum vertical dimension or minimum horizontal dimension of 1m for either:               <ul style="list-style-type: none"> <li>(i) a single level change; or</li> <li>(ii) any step in a series of level changes.</li> </ul> </li> <li>(b) locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary;</li> <li>(c) limits cut and fill to less than 1m in height for construction of transport network elements.</li> </ul> <p>Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B.</p> <p>Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended.</p>	<p><b>Complies</b> Refer Appendix A – Filling and Excavation Code</p>
	<p><b>AO2.2</b> Development involving a lot with an area less than 450m<sup>2</sup> is located on a site with a maximum average slope of:</p> <ul style="list-style-type: none"> <li>(a) 1 into 10 on the shortest lot axis;</li> <li>(b) 1 into 15 on the longest axis.</li> </ul>	<p><b>Complies</b> Refer Appendix A – Filling and Excavation Code</p>
	<p><b>AO2.3</b> Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks occurring on the site.</p> <p>Note—A minimum rectangle dimension sited on level to gently sloping land is required to ensure that lots are able to be developed for a dwelling in accordance with the requirements of the planning scheme.</p>	<p><b>Performance Outcome</b> As detailed within the above sections, the proposal requires a performance outcome against Table 9.4.10.3.B for minimum rectangular dimensions. Notwithstanding, the subject site is generally flat and can provide a large rectangular area of approximately 10.06 x 40.7m. It is proposed that cut and fill, if required, is designed as part of a future development application to suit the future proposed dwelling(s).</p>

**Table 9.4.10.3.A—Subdivision Code**

Performance outcomes	Acceptable outcomes	Response
	<p>Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone.</p>	
	<p><b>AO2.4</b> Development does not involve the creation of canals or artificial waterways.</p>	<p><b>Not Applicable</b> The proposal does not involve the creation of canals or artificial waterways.</p>
<p><b>PO3</b> Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed:</p> <ul style="list-style-type: none"> <li>(a) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy;</li> <li>(b) for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use;</li> <li>(c) to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot;</li> <li>(d) to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists;</li> <li>(e) at an adequate width, suitable gradient and appropriate construction standard;</li> <li>(f) to avoid unreasonable detriment or nuisance to an adjacent premises;</li> <li>(g) to preserve the amenity and function of the public realm in accommodating: <ul style="list-style-type: none"> <li>(i) high levels of pedestrian traffic;</li> <li>(ii) large subtropical street trees;</li> <li>(iii) on-street parking.</li> </ul> </li> </ul>	<p><b>AO3.1</b> Development provides roads, pavement and concrete kerb and channel that provide for:</p> <ul style="list-style-type: none"> <li>(a) design and construction in accordance with the road hierarchy;</li> <li>(b) safe travel for pedestrian, cyclists and vehicles;</li> <li>(c) access to properties for all modes;</li> <li>(d) utilities;</li> <li>(e) high levels of aesthetics and amenity, improved liveability and future growth;</li> <li>(f) a high-quality streetscape;</li> <li>(g) a low-maintenance asset with minimal whole-of-life cost.</li> </ul> <p>Editor's note—See Section B for additional requirements where new road is proposed.</p>	<p><b>Complies</b> The development will provide pavements and kerb and channel in accordance with the relevant Council standards.</p>
	<p><b>AO3.2</b> Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>Complies</b> The proposed lots can be serviced via Raceview Ave and will comply with both Council and Australian Standard Requirements.</p>
	<p><b>AO3.3</b> Development provides each lot with access to a public road other than a major road, that is:</p> <ul style="list-style-type: none"> <li>(a) direct; or</li> <li>(b) via a formal access arrangement that is: <ul style="list-style-type: none"> <li>(i) registered on a title over another lot; or</li> <li>(ii) a reciprocal access easement; or</li> <li>(iii) over common property;</li> </ul> </li> </ul>	<p><b>Complies</b> Site access can be achieved via Raceview Ave which is identified as a Neighbourhood road and therefore a Minor road.</p>

**Table 9.4.10.3.A—Subdivision Code**

Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> <li>(iv) located as far away as practicable from an existing or proposed dwelling;</li> <li>(v) compliant with the road corridor design standards in the Infrastructure design planning scheme policy;</li> <li>(c) the width specified:               <ul style="list-style-type: none"> <li>(i) in the Transport, access, parking and servicing planning scheme policy where an access way to a rear lot in the Low density residential zone, Character residential zone, Low-medium density residential zone or Emerging community zone; or</li> <li>(ii) in Table 9.4.10.3.B where in any other zone;</li> </ul> </li> <li>(d) compliant with the standard vehicle type requirements for the zone and zone precinct applicable to the site and intended use.</li> </ul>	
	<p><b>AO3.4</b></p> <p>Development provides safe sight distances at the following locations:</p> <ul style="list-style-type: none"> <li>(a) an access point along the frontage of each lot;</li> <li>(b) a junction and an intersection, including corner truncation;</li> <li>(c) a pedestrian or cyclist crossing.</li> </ul>	<p><b>Complies</b></p> <p>The proposed lots can achieve safe sight distances from future crossover access points.</p>
	<p><b>AO3.5</b></p> <p>Development provides grades within a lot that:</p> <ul style="list-style-type: none"> <li>(a) enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy;</li> <li>(b) do not require cut and fill in excess of 1m in height.</li> </ul>	<p><b>Complies</b></p> <p>Refer Appendix A – Filling and Excavation Code</p>
<p><b>PO4</b></p> <p>Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks.</p> <p>Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the Planning Act 2016.</p>	<p><b>AO4.1</b></p> <p>Development provides land and works for infrastructure and services in compliance with the:</p> <ul style="list-style-type: none"> <li>(a) Local government infrastructure plan;</li> <li>(b) standards in the Infrastructure design planning scheme policy;</li> <li>(c) Refuse planning scheme policy;</li> <li>(d) Transport, access, parking and servicing planning scheme policy;</li> </ul>	<p><b>Not Applicable</b></p> <p>Land and works for the delivery of infrastructure and services are not required.</p>

**Table 9.4.10.3.A—Subdivision Code**

Performance outcomes	Acceptable outcomes	Response
	(e) Long term infrastructure plan; (f) codes and planning scheme policies that apply to the site.	
	<b>AO4.2</b> Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.	<b>Complies</b> Refer Appendix A – Stormwater Code
	<b>AO4.3</b> Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is: (a) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or (b) a 6m long by 3 equal chord truncation if a minor road.	<b>Not Applicable</b> The subject site is not a corner lot.
<b>PO5</b> Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal occupation of the lot by the intended land use and activities associated with that use.	<b>AO5</b> Development ensures that lot density, location, arrangement and dimensions address potential adverse impacts on the normal occupation of the lot for its intended use and associated activities, by: (a) identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; (b) avoiding the hazard; or (c) mitigating hazard impacts, including through buffers, structures or other necessary measures. Note—Overlays and neighbourhood plans provide information about potential risks and hazards and how to address them. However, the planning scheme may not reflect risks and hazards determined as part of the analysis of the site and its surrounds and assessment of the development or changed circumstances or those associated with: <ul style="list-style-type: none"> <li>• contaminated land;</li> </ul>	<b>Complies</b> The subject site is mapped within the overland flow flood planning area sub-category. However, more recent flood mapping (refer Figure 8) suggests that the extent of overland flow appears to be limited to the Raceview Ave road reserve and does not extend into the subject site.  Notwithstanding, it is proposed that the necessary information be provided as part of a future development application, demonstrating that the dwelling and future access arrangements can be designed to ensure the risk to people and property is managed to an acceptable level.

**Table 9.4.10.3.A—Subdivision Code**

Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> <li>transport noise corridors on State-controlled roads and the rail network.</li> </ul> <p>The Queensland Government's Contaminated land register and Environmental management register should be consulted regarding contaminated land. The State Planning Policy Interactive Mapping System should be consulted regarding transport noise corridors.</p>	
<p><b>Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving:</b></p> <p>(a) rearranging the boundaries of a lot; or</p> <p>(b) volumetric format plan subdivision; or</p> <p>(c) a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories.</p> <p><b>Not Applicable</b></p>		
<p><b>Section B—Transport, traffic and movement outcomes for reconfiguring a lot involving:</b></p> <p>(a) 10 or more lots; or</p> <p>(b) road reserve or new road; or</p> <p>(c) cycle or pedestrian routes.</p> <p><b>Not Applicable</b></p>		
<p><b>Section C—Specific performance outcomes and acceptable outcomes applicable to development</b></p>		
<p><b>Section C1—Development for reconfiguring a lot involving any of the following:</b></p> <p>(a) a site that is more than 1ha in the Emerging community zone; or</p> <p>(b) the number of potential dwellings is 20 or more in the Emerging community zone; or</p> <p>(c) a site that is more than 7,000m<sup>2</sup> in the Low density residential zone; or</p> <p>(d) the number of lots is 20 or more; or</p> <p>(e) the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or</p> <p>(f) the creation of more than 50% of the lots with an area less than 350m<sup>2</sup> where not associated with a material change of use or in accordance with an approved building.</p> <p>Note—Refer to the Structure planning planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate dwelling houses or where reconfiguring a lot is not proposed in conjunction with a material change of use.</p>		

Table 9.4.10.3.A—Subdivision Code		
Performance outcomes	Acceptable outcomes	Response
<b>Not Applicable</b>		
<b>Section C2—Detailed performance outcomes and acceptable outcomes for a small lot:</b>		
(a) not complying with the dimensions in Table 9.4.10.3.B; or		
(b) with a frontage width of less than 10m.		
<b>Not Applicable – Table 9.4.10.3.B does not identify dimensions for small lots within the CR1 Character (Character) Zone. Development footprint plans are not proposed.</b>		
<b>Section C3—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone – Not Applicable</b>		
<b>Section C4—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone</b>		
Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.		
<b>Not Applicable</b>		
<b>Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan – Not Applicable</b>		
<b>Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots – Not Applicable</b>		

## Prescribed Secondary Codes:

### Filling and Excavation Code

Table 9.4.3.3.A—Filling and Excavation Code		
Performance outcomes	Acceptable outcomes	Response
<b>PO1</b> Development for filling or excavation minimises visual impacts from retaining walls and earthworks.	<b>AO1</b> Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: (a) 2.5m in a zone in the Industry zones category; (b) 1m in all other zones, or if adjoining a sensitive zone.	<b>Complies</b> No cut or fill is proposed as part of the subdivision. Notwithstanding, the proposed extent of cut and fill for future house design is not anticipated to exceed 1m, owing to the site's minimal slope.

**Table 9.4.3.3.A—Filling and Excavation Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO2</b></p> <p>Development of a retaining wall proposed as a result of filling or excavation:</p> <p>(a) is designed and constructed to be fit for purpose;</p> <p>(b) does not impact adversely on significant vegetation;</p> <p>(c) is capable of easy maintenance.</p> <p>Editor’s note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation.</p> <p>Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.</p>	<p><b>AO2.1</b></p> <p>Development of a retaining structure, including footings, surface drainage and subsoil drainage:</p> <p>(a) is wholly contained within the site;</p> <p>(b) if the total height to be retained is greater than 1m, then:</p> <p>(i) the retaining wall at the property boundary is no greater than 1m above the ground level;</p> <p>(ii) all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit;</p> <p>(iii) the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.</p>	<p><b>Complies</b></p> <p>The development can be conditioned to comply with this outcome.</p>
	<p><b>AO2.2</b></p> <p>Development of a retaining wall over 1m in height protects significant vegetation on the site and on adjoining land and is designed and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland.</p>	<p><b>Complies</b></p> <p>The development can be conditioned to comply with this outcome.</p>
	<p><b>AO2.3</b></p> <p>Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.</p>	<p><b>Complies</b></p> <p>The development can be conditioned to comply with this outcome.</p>
	<p><b>AO2.4</b></p> <p>Development for filling only uses clean fill that does not include any construction rubble, debris, weed seed or viable parts of plant species listed as an undesirable plant species in the Planting species planning scheme policy .</p>	<p><b>Complies</b></p> <p>The development can be conditioned to comply with this outcome.</p>

**Table 9.4.3.3.A—Filling and Excavation Code**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<p><b>PO3</b> Development ensures that a rock anchor is designed and constructed to be fit for purpose.</p>	<p><b>AO3</b> Development ensures that a rock anchor: (a) is constructed in accordance with the standards in the Infrastructure design planning scheme policy; (b) where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.</p>	<p><b>Complies</b>  The development can be conditioned to comply with this outcome.</p>
<p><b>PO4</b> Development protects all services and public utilities.</p>	<p><b>AO4</b> Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.</p>	<p><b>Complies</b>  The development can be conditioned to comply with this outcome.</p>
<p><b>PO5</b> Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.</p>	<p><b>AO5</b> Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b>  The development can be conditioned to comply with this outcome.</p>
<p><b>PO6</b> Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems.  Editor’s note—Guidance on natural channel design principles can be found in the Council’s publication Natural channel design guidelines.</p>	<p><b>AO6</b> Filling or excavation does not involve the construction of open drainage.</p>	<p><b>Complies</b>  The development can be conditioned to comply with this outcome.</p>

**Table 9.4.3.3.A—Filling and Excavation Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO7</b></p> <p>Development for filling or excavation:</p> <p>(a) does not degrade water quality or adversely affect environmental values in receiving waters;</p> <p>(b) ensures site sediment and erosion control standards are best practice.</p>	<p><b>AO7.1</b></p> <p>Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b></p> <p>The development can be conditioned to comply with this outcome.</p>
	<p><b>AO7.2</b></p> <p>Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b></p> <p>The development can be conditioned to comply with this outcome.</p>
<p><b>PO8</b></p> <p>Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised.</p> <p>Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO8.1</b></p> <p>Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.</p>	<p><b>Complies</b></p> <p>The development can be conditioned to comply with this outcome.</p>
	<p><b>AO8.2</b></p> <p>Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.</p>	<p><b>Complies</b></p> <p>The development can be conditioned to comply with this outcome.</p>
<p><b>PO9</b></p> <p>Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.D, Table 9.4.3.3.E, Table 9.4.3.3.F and Table 9.4.3.3.G.</p> <p>Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO9</b></p> <p>Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.</p>	<p><b>Complies</b></p> <p>The development can be conditioned to comply with this outcome.</p>
<p><b>PO10</b></p> <p>Development ensures that heavy trucks hauling material to and from the site do not affect the amenity of established areas and limits environmental nuisance impact on adjacent land.</p>	<p><b>AO10</b></p> <p>Development ensures that heavy trucks hauling material to and from the site:</p> <p>(a) occur for a maximum of 3 weeks;</p> <p>(b) use a major road to access the site;</p>	<p><b>Complies</b></p> <p>The development can be conditioned to comply with this outcome.</p>

**Table 9.4.3.3.A—Filling and Excavation Code**

Performance outcomes	Acceptable outcomes	Response
	(c) only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	
<p><b>PO11</b> Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.</p>	<p><b>AO11</b> Development does not involve: (a) excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; (b) filling with material containing a contaminant.</p>	<p><b>Complies</b> The development can be conditioned to comply with this outcome.</p>
<p><b>PO12</b> Development provides for: (a) landscaping for water conservation purposes; (b) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; (c) drainage and stormwater measures to reduce any adverse impacts on the landscape; (d) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; (e) reticulated irrigation to all artificial growing environments. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	<p><b>AO12.1</b> Development provides drainage for artificial growing environments which is connected to the stormwater drain.</p>	<p><b>Not Applicable</b> The proposal does not provide artificial growing environments.</p>
	<p><b>AO12.2</b> Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternative irrigation sources are utilised and is in compliance with the standards in the Landscape design planning scheme policy.</p>	<p><b>Not Applicable</b> The proposed development does not require irrigation.</p>
	<p><b>AO12.3</b> Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.</p>	<p><b>Complies</b> The development can be conditioned to comply with this outcome.</p>

**Table 9.4.3.3.A—Filling and Excavation Code**

Performance outcomes	Acceptable outcomes	Response
	<p><b>AO12.4</b></p> <p>Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not provide landscaped areas.</p>
<p><b>PO13</b></p> <p>Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.</p>	<p><b>AO13</b></p> <p>Development does not involve the creation of canals or artificial waterways.</p>	<p><b>Not Applicable</b></p> <p>The proposal is for Reconfiguration of Lot (1 into 2 lot subdivision). Canals or artificial waterways are not proposed.</p>

## Infrastructure Design Code

**Table 9.4.4.3.A—Infrastructure Design Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO1</b></p> <p>Development provides roads, pavement, edging and landscaping which:</p> <ul style="list-style-type: none"> <li>(a) are designed and constructed in accordance with the road hierarchy;</li> <li>(b) provide for safe travel for pedestrians, cyclists and vehicles;</li> <li>(c) provide access to properties for all modes;</li> <li>(d) provide utilities;</li> <li>(e) provide high levels of aesthetics and amenity, improved liveability and future growth;</li> <li>(f) provide for the amelioration of noise and other pollution;</li> <li>(g) provide a high-quality streetscape;</li> <li>(h) provide a low-maintenance asset with a minimal whole-of-life cost.</li> </ul> <p>Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.</p>	<p><b>AO1</b></p> <p>Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b></p> <p>The development can be conditioned to comply with this outcome.</p>

**Table 9.4.4.3.A—Infrastructure Design Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO2</b> Development provides road pavement surfaces which:</p> <ul style="list-style-type: none"> <li>(a) are well designed and constructed;</li> <li>(b) durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles;</li> <li>(c) ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access;</li> <li>(d) allows for reasonable travel comfort.</li> </ul>	<p><b>AO2</b> Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b> The development can be conditioned to comply with this outcome.</p>
<p><b>PO3</b> Development provides a pavement edge which is designed and constructed to:</p> <ul style="list-style-type: none"> <li>(a) control vehicle movements by delineating the carriageway for all users;</li> <li>(b) provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.</li> </ul>	<p><b>AO3</b> Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b> The development can be conditioned to comply with this outcome.</p>
<p><b>PO4</b> Development provides verges which are designed and constructed to:</p> <ul style="list-style-type: none"> <li>(a) provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties;</li> <li>(b) provide a sufficient area for public utility services;</li> <li>(c) be maintainable by the Council.</li> </ul>	<p><b>AO4</b> Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b> The development can be conditioned to comply with this outcome.</p>
<p><b>PO5</b> Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which:</p> <ul style="list-style-type: none"> <li>(a) allows equitable access for all modes;</li> <li>(b) is safe and secure;</li> </ul>	<p><b>AO5</b> Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable</b> The proposal does not provide a lane or laneway.</p>

**Table 9.4.4.3.A—Infrastructure Design Code**

Performance outcomes	Acceptable outcomes	Response
(c) has 24-hour access; (d) is a low-speed shared zone environment; (e) has a high-quality streetscape.		
<p><b>PO6</b>            Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard:</p> (a) an effective, high-quality paved roadway; (b) an effective, high-quality roadway kerb and channel; (c) safe, high-quality vehicle crossings over channels and verges; (d) safe, accessible, high-quality verges compatible and integrated with the surrounding environment; (e) safe vehicle access to the site that enables ingress and egress in a forward gear; (f) provision of and required alterations to public utilities; (g) effective drainage; (h) appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	<p><b>AO6</b>            Development of an existing premises provides at the frontage of the site, if not already existing, the following infrastructure to the standard that would have applied if the development involved new premises as stated in the road corridor design standards in the Infrastructure design planning scheme policy:</p> (a) concrete kerb and channel; (b) forming and grading to verges; (c) crossings over channels and verges; (d) a constructed bikeway; (e) a constructed verge or reconstruction of any damaged verge; (f) construction of the carriageway; (g) payment of costs for required alterations to public utility mains, services or installations; (h) construction of and required alterations to public utility mains, services or installations; (i) drainage works; (j) installation of electrical conduits.	<p><b>Complies</b>            The development can be conditioned to comply with this outcome.</p>

**Table 9.4.4.3.A—Infrastructure Design Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO7</b></p> <p>Development provides both cycle and walking routes which:</p> <ul style="list-style-type: none"> <li>(a) are located, designed and constructed to their network classification (where applicable);</li> <li>(b) provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes;</li> <li>(c) provide safe and comfortable access to properties for pedestrians and cyclists;</li> <li>(d) incorporate water sensitive urban design into stormwater drainage;</li> <li>(e) provide for utilities;</li> <li>(f) provide for a high level of aesthetics and amenity, improved liveability and future growth;</li> <li>(g) are a low-maintenance asset with a minimal whole-of-life cost;</li> <li>(h) minimise the clearing of significant native vegetation.</li> </ul> <p>Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.</p>	<p><b>AO7</b></p> <p>Development provides cycle and walking routes which are located, designed and constructed in compliance with the road corridor design and off-road pathway design standards in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b></p> <p>The development can be conditioned to comply with this outcome.</p>
<p><b>PO8</b></p> <p>Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.</p>	<p><b>AO8.1</b></p> <p>Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.</p>	<p><b>Complies</b></p> <p>Refuse and recycling collection is anticipated to occur from the street frontage.</p>
	<p><b>AO8.2</b></p> <p>Development ensures that refuse and recycling collection and storage location and design do not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development.</p> <p>Note—Refer to the Refuse planning scheme policy for further guidance.</p>	<p><b>Complies</b></p> <p>It is anticipated that future dwellings will be serviced by wheelie bins.</p>

**Table 9.4.4.3.A—Infrastructure Design Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO9</b></p> <p>Development ensures that:</p> <p>(a) land used for an urban purpose is serviced adequately with regard to water supply and waste disposal;</p> <p>(b) the water supply meets the stated standard of service for the intended use and fire-fighting purposes.</p>	<p><b>AO9.1</b></p> <p>Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.</p>	<p><b>Complies</b></p> <p>Water and Sewer will be designed in accordance with the relevant provisions. A Water Approval will be requested from Urban Utilities.</p>
	<p><b>AO9.2</b></p> <p>Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.</p>	<p>Water and Sewer will be designed in accordance with the relevant provisions. A Water Approval will be requested from Urban Utilities.</p>
<p><b>PO10</b></p> <p>Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life costs, and minimal adverse environmental impacts.</p>	<p><b>AO10.1</b></p> <p>Development provides public utilities and street lighting which are located and aligned to:</p> <p>(a) avoid significant native vegetation and areas identified within the Biodiversity areas overlay map;</p> <p>(b) minimise earthworks;</p> <p>(c) avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work.</p> <p>Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not provide public utilities or street lighting.</p>
	<p><b>AO10.2</b></p> <p>Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not provide public utility services or street-lighting.</p>
	<p><b>AO10.3</b></p> <p>Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not provide public utility services or street-lighting.</p>

**Table 9.4.4.3.A—Infrastructure Design Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO11</b></p> <p>Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.</p>	<p><b>AO11</b></p> <p>Development provides land with the following services to the standards of the approved supplier:</p> <ul style="list-style-type: none"> <li>(a) electricity;</li> <li>(b) telecommunications services;</li> <li>(c) gas service where practicable.</li> </ul>	<p><b>Complies</b></p> <p>Connection certificates will be sought from the relevant service suppliers.</p>
<p><b>PO12</b></p> <p>Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.</p>	<p><b>AO12</b></p> <p>Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if:</p> <ul style="list-style-type: none"> <li>(a) the additional expense is unlikely to be prohibitive; or</li> <li>(b) further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or</li> <li>(c) there is a clear gap in the telecommunications network; or</li> <li>(d) there is a clear gap in the bandwidth available to the area.</li> </ul> <p>Editor’s note—An accurate, digital ‘as built’ three-dimensional location plan is to be supplied for all infrastructure provided in a road.</p>	<p><b>Not Applicable</b></p>
<p><b>PO13</b></p> <p>Development provides public art identified in a neighbourhood plan or park concept plan which:</p> <ul style="list-style-type: none"> <li>(a) is provided commensurate with the status and scale of the proposed development;</li> <li>(b) is sited and designed: <ul style="list-style-type: none"> <li>(i) as an integrated part of the project design;</li> <li>(ii) as conceptually relevant to the context of the location;</li> </ul> </li> </ul>	<p><b>AO13</b></p> <p>Development provides public art identified in a neighbourhood plan or park concept plan which is sited and designed in compliance with the public art standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not provide public art.</p>

**Table 9.4.4.3.A—Infrastructure Design Code**

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> <li>(iii) to reflect and respond to the cultural values of the community;</li> <li>(iv) to promote local character in a planned and informed manner.</li> </ul>		
<p><b>PO14</b> Development provides signage of buildings and spaces which promote legibility to help users find their way.</p>	<p><b>AO14</b> Development provides public signage:</p> <ul style="list-style-type: none"> <li>(a) at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments;</li> <li>(b) which details the location of the key destinations, public spaces and pedestrian linkages in the vicinity, the services available within the development and where they are located.</li> </ul> <p>Editor’s note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).</p>	<p><b>Not Applicable</b> The proposal does not provide public signage.</p>
<p><b>PO15</b> Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.</p>	<p><b>AO15</b> Development that provides community facilities which form part of the development is designed in compliance with the community facilities standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable</b> The proposal does not provide community facilities.</p>
<p><b>PO16</b> Development provides public toilets which:</p> <ul style="list-style-type: none"> <li>(a) are required as part of a community facility or park;</li> <li>(b) are located, designed and constructed to be:               <ul style="list-style-type: none"> <li>(i) safe;</li> <li>(ii) durable;</li> <li>(iii) resistant to vandalism;</li> <li>(iv) able to service expected demand;</li> <li>(v) fit for purpose.</li> </ul> </li> </ul>	<p><b>AO16</b> Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable</b> The proposal does not provide public toilets.</p>

**Table 9.4.4.3.A—Infrastructure Design Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO17</b></p> <p>Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for:</p> <ul style="list-style-type: none"> <li>(a) safe movement of intended users;</li> <li>(b) an attractive appearance appropriate to the general surroundings and any adjacent structures;</li> <li>(c) functionality and easy maintenance;</li> <li>(d) minimal whole-of-life cost;</li> <li>(e) longevity;</li> <li>(f) current and future services.</li> </ul> <p>Note—All bridges and elevated and associated elements must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.</p>	<p><b>AO17</b></p> <p>Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not provide bridges, tunnels, elevated structures or water access structures.</p>
<p><b>PO18</b></p> <p>Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for:</p> <ul style="list-style-type: none"> <li>(a) safety;</li> <li>(b) an attractive appearance appropriate to the general surroundings;</li> <li>(c) functionality and easy maintenance;</li> <li>(d) minimal whole-of-life cost;</li> <li>(e) longevity;</li> <li>(f) future widening;</li> <li>(g) current and future services;</li> <li>(h) minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns.</li> </ul>	<p><b>AO18</b></p> <p>Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not applicable</b></p> <p>No culverts are proposed.</p>

Table 9.4.4.3.A—Infrastructure Design Code		
Performance outcomes	Acceptable outcomes	Response
Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.		
<p><b>PO19</b></p> <p>Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for:</p> <ul style="list-style-type: none"> <li>(a) safety;</li> <li>(b) an attractive appearance appropriate to the surrounding area;</li> <li>(c) easy maintenance;</li> <li>(d) minimal whole-of-life cost;</li> <li>(e) longevity;</li> <li>(f) minimal water seepage.</li> </ul> <p>Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.</p>	<p><b>AO19</b></p> <p>Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not applicable</b></p> <p>No batters, retaining walls or seawalls are proposed. Notwithstanding, the proposal can be conditioned to comply with this outcome.</p>
<b>If for development with a gross floor area greater than 1,000m<sup>2</sup> – Not Applicable</b>		
<b>If for a material change of use or reconfiguring a lot in an urban area (as defined in the Regulation) involving premises that is, or will be, accessed by common private title, where involving buildings, either attached or detached, that are not covered by other legislation mandating fire hydrants – Not Applicable</b>		
<b>Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where not in the Utility services zone precinct of the Special purpose zone – Not Applicable</b>		
<b>Development potentially impacting on major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where the infrastructure is not in the Utility services zone precinct of the Special purpose zone – Not Applicable</b>		

### Landscape Work Code

This code is prescribed as a secondary code for the Subdivision Code; however, the proposal does not incorporate landscaping outcomes.

### Outdoor Lighting Code

This code is prescribed as a secondary code for the Subdivision Code; however, the proposal does not incorporate outdoor lighting.

## Park Planning and Design Code

This code is prescribed as a secondary code for the Subdivision Code; however, the proposal does not involve a park.

## Stormwater Code

Table 9.4.9.3.A—Stormwater Code		
Performance outcomes	Acceptable outcomes	Response
<b>Section A—If for a material change of use, reconfiguring a lot, operational work or building work</b>		
Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.		
<p><b>PO1</b></p> <p>Development provides a stormwater management system which achieves the integrated management of stormwater to:</p> <ul style="list-style-type: none"> <li>(a) minimise flooding;</li> <li>(b) protect environmental values of receiving waters;</li> <li>(c) maximise the use of water sensitive urban design;</li> <li>(d) minimise safety risk to all persons;</li> <li>(e) maximise the use of natural waterway corridors and natural channel design principles.</li> </ul> <p>Editor’s note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.</p>	<p><b>AO1</b></p> <p>Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b></p> <p>The proposal can be conditioned to discharge stormwater to Raceview Avenue via kerb adaptors.</p>
<p><b>PO2</b></p> <p>Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.</p>	<p><b>AO2.1</b></p> <p>Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.</p>	<p><b>Performance Outcome</b></p> <p>The subject site is mapped within the overland flow flood planning area sub-category. However, more recent Council flood mapping (via Council’s flood awareness map) illustrates that the extent of overland flow in the 2% AEP event appears to be limited to the Raceview Ave road reserve and does not extend into the subject site.</p> <p>On this basis, future dwelling design and access arrangements can be designed to ensure the risk to people and property is managed to an acceptable level.</p>

**Table 9.4.9.3.A—Stormwater Code**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
	<p><b>AO2.2</b> Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b> The proposal can be conditioned to discharge stormwater to Raceview Avenue via kerb adaptors.</p>
<p><b>PO3</b> Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.</p>	<p><b>AO3.1</b> Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.</p>	<p><b>Complies</b> The proposal can be conditioned to discharge stormwater to Raceview Avenue via kerb adaptors.</p>
	<p><b>AO3.2</b> Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b> The proposal can be conditioned to discharge stormwater to Raceview Avenue via kerb adaptors.</p>
	<p><b>AO3.3</b> Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b> The proposal can be conditioned to discharge stormwater to Raceview Avenue via kerb adaptors.</p>
	<p><b>AO3.4</b> Where on private land, all underground stormwater infrastructure is secured by a drainage easement.</p>	<p><b>Not Applicable</b> No underground stormwater infrastructure is present nor anticipated as a result of the proposed development.</p>
<p><b>PO4</b> Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.</p>	<p><b>AO4.1</b> Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b> The proposal can be conditioned to comply with this outcome.</p>
	<p><b>AO4.2</b> Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b> The proposal can be conditioned to comply with this outcome.</p>

**Table 9.4.9.3.A—Stormwater Code**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<p><b>PO5</b></p> <p>Development designs stormwater channels, creek modification works, bridges, culverts and major drains to protect and enhance the value of the waterway corridor or drainage path for fauna movement.</p>	<p><b>AO5</b></p> <p>Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.</p>	<p><b>Not Applicable</b></p> <p>The matters in AO5 are not relevant to the proposal.</p>
<p><b>PO6</b></p> <p>Development ensures that location and design of stormwater detention and water quality treatment:</p> <p>(a) minimises risk to people and property;</p> <p>(b) provides for safe access and maintenance;</p> <p>(c) minimises ecological impacts to creeks and waterways.</p>	<p><b>AO6.1</b></p> <p>Development locates stormwater detention and water quality treatment:</p> <p>(a) outside of a waterway corridor;</p> <p>(b) offline to any catchment not contained within the development.</p>	<p><b>Not Applicable</b></p> <p>The proposal is for reconfiguration of lot (1 into 2 lot subdivision) to create an additional residential parcel. Stormwater detention and water quality treatments are not anticipated.</p>
	<p><b>AO6.2</b></p> <p>Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable</b></p> <p>The proposal is for reconfiguration of lot (1 into 2 lot subdivision) to create an additional residential parcel. Stormwater detention and water quality treatments are not anticipated.</p>
<p><b>PO7</b></p> <p>Development is designed, including any car parking areas and channel works to:</p> <p>(a) reduce property damage;</p> <p>(b) provide safe access to the site during the defined flood event.</p>	<p><b>AO7.1</b></p> <p>Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E and Table 9.4.9.3.F.</p> <p>Note—Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan).</p>	<p><b>Performance Outcome</b></p> <p>The subject site is mapped within the overland flow flood planning area sub-category. However, more recent Council flood mapping (via Council’s flood awareness map) illustrates that the extent of overland flow in the 2% AEP event appears to be limited to the Raceview Ave road reserve and does not extend into the subject site.</p> <p>On this basis, future dwelling design and access arrangements can be designed to ensure the risk to people and property is managed to an acceptable level.</p>
	<p><b>AO7.2</b></p> <p>Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b></p> <p>The proposal can be conditioned to comply with this outcome.</p>

**Table 9.4.9.3.A—Stormwater Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO8</b> Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.</p>	<p><b>A08.1</b> Development ensures natural waterway corridors and drainage paths are retained.</p>	<p><b>Not Applicable</b> The subject site does not contain any natural waterway corridors or drainage paths.</p>
	<p><b>A08.2</b> Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour.  Editor’s note—Guidance on natural channel design principles can be found in the Council’s publication Natural channel design guidelines.</p>	<p><b>Not Applicable</b> The subject site does not contain any natural waterway corridors or drainage paths.</p>
	<p><b>A08.3</b> Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable</b> It is proposed to discharge stormwater to the kerb of Raceview Avenue.</p>
	<p><b>A08.4</b> Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p><b>To Comply</b> This can be conditioned accordingly.</p>
<p><b>PO9</b> Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.</p>	<p><b>A09</b> No acceptable outcome is prescribed.</p>	<p><b>Complies</b> The proposal does not require detention or reuse of stormwater.</p>

**Table 9.4.9.3.A—Stormwater Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO10</b> Development ensures that there is sufficient site area to accommodate an effective stormwater management system. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.</p>	<p><b>AO10</b> No acceptable outcome is prescribed.</p>	<p><b>Complies</b> The proposal will discharge stormwater to Raceview Avenue and no stormwater management system is required.</p>
<p><b>PO11</b> Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the:</p> <p>(a) existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; (b) safe management of stormwater discharge from existing and future up-slope development; (c) implication for adjacent and down-slope development.</p>	<p><b>AO11.1</b> Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.</p>	<p><b>Not Applicable</b> There are no private properties which drain directly to the subject site.</p>
	<p><b>AO11.2</b> Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Priority infrastructure plan and the standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable</b> The proposal does provide upgrades to existing infrastructure.</p>
<p><b>PO12</b> Development provides stormwater infrastructure which:</p> <p>(a) remains fit for purpose for the life of the development and maintains full functionality in the design flood event; (b) can be safely accessed and maintained cost effectively; (c) ensures no structural damage to existing stormwater infrastructure.</p>	<p><b>AO12.1</b> The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b> The proposal can be conditioned to comply with this outcome.</p>
	<p><b>AO12.2</b> Development provides a clear area with a minimum of 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.</p>	<p><b>Not Applicable</b> The subject site does not contain any existing manholes.</p>

**Table 9.4.9.3.A—Stormwater Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO13</b> Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect:</p> <ul style="list-style-type: none"> <li>(a) the environmental values and water quality objectives of waters;</li> <li>(b) waterway hydrology;</li> <li>(c) the maintenance and serviceability of stormwater infrastructure.</li> </ul> <p>Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.</p>	<p><b>AO13</b> No acceptable outcome is prescribed.</p>	<p><b>Complies</b> The proposal can be conditioned to comply with this outcome.</p>
<p><b>PO14</b> Development ensures that:</p> <ul style="list-style-type: none"> <li>(a) unnecessary disturbance to soil, waterways or drainage channels is avoided;</li> <li>(b) all soil surfaces remain effectively stabilised against erosion in the short and long term.</li> </ul>	<p><b>AO14</b> No acceptable outcome is prescribed.</p>	<p><b>Complies</b> The proposal can be conditioned to comply with this outcome.</p>
<p><b>PO15</b> Development does not increase:</p> <ul style="list-style-type: none"> <li>(a) the concentration of total suspended solids or other contaminants in stormwater flows during site construction;</li> <li>(b) run-off which causes erosion either on site or off site.</li> </ul>	<p><b>AO15</b> No acceptable outcome is prescribed.</p>	<p><b>Complies</b> The proposal can be conditioned to comply with this outcome.</p>
<p><b>Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following:</b></p> <ul style="list-style-type: none"> <li>(a) a material change of use for an urban purpose which involves greater than 2,500m<sup>2</sup> of land that: <ul style="list-style-type: none"> <li>(i) will result in an impervious area greater than 25% of the net developable area; or</li> </ul> </li> </ul>		

**Table 9.4.9.3.A—Stormwater Code**

Performance outcomes	Acceptable outcomes	Response
<p>(ii) will result in 6 or more dwellings.</p> <p>(b) reconfiguring a lot for an urban purpose that involves greater than 2,500m<sup>2</sup> of land and will result in 6 or more lots;</p> <p>(c) operational work for an urban purpose which involves disturbing greater than 2,500m<sup>2</sup> of land.</p> <p><b>Not Applicable</b></p>		
<p><b>Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot</b></p>		
<p><b>PO18</b></p> <p>Development protects stormwater infrastructure to ensure the following are not compromised:</p> <p>(a) the long term infrastructure for the stormwater network in the Long term infrastructure plans;</p> <p>(b) the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan;</p> <p>(c) the provision of long term, existing and planned infrastructure for the stormwater network which:</p> <p>(i) is required to service the development or an existing and future urban development in the planning scheme area; or</p> <p>(ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.</p> <p>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</p>	<p><b>AO18</b></p> <p>Development protects stormwater infrastructure in compliance with the following:</p> <p>(a) for long term infrastructure for the stormwater network, the Long term infrastructure plans;</p> <p>(b) for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan;</p> <p>(c) the standards for stormwater drainage in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b></p> <p>The proposal will not impact on existing stormwater infrastructure, or planned upgrades to stormwater infrastructure. .</p>
<p><b>PO19</b></p> <p>Development provides for the payment of extra trunk infrastructure costs for the following:</p> <p>(a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;</p>	<p><b>AO19</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Not Applicable</b></p> <p>The proposal is for reconfiguration of lot (1 into 2 lot subdivision) and is deemed to be assumed development within the priority infrastructure area.</p>

**Table 9.4.9.3.A—Stormwater Code**

Performance outcomes	Acceptable outcomes	Response
<p>(b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:</p> <ul style="list-style-type: none"> <li>(i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;</li> <li>(ii) long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development;</li> <li>(iii) other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development.</li> </ul> <p>Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</p> <p>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</p>		

**Transport, Access, Parking and Servicing Code**

Crossover locations can be provided and assessed within a future MCU application. Sufficient sight lines can be achieved and there are no serving requirements for a development of this nature. Thus, the proposal is considered to adequately respond to the TAPS code.

**Wastewater Code**

Onsite wastewater treatment systems are not required. The site is located within an established residential area with connections to the city sewer network.

## Overlays

### Community Purposes Network Overlay Code

The code is considered to have minimal relevance to the application at hand as the site is not identified for park or community facility purposes.

### Flood Overlay Code

Table 8.2.11.3.A—Flood Overlay Code		
Performance outcomes	Acceptable outcomes	Response
<b>Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including any secondary dwelling</b>		
<b>Not Applicable – The proposal is for assessable development (Reconfiguration of Lot)</b>		
<b>Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house or reconfiguring a lot</b>		
<b>Not Applicable – The proposal is for assessable development (Reconfiguration of Lot)</b>		
<b>Section C—If for assessable development other than for a dwelling house</b>		
<p><b>PO5</b> Development is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) minimise the risk to people from flood hazard on the site;</li> <li>(b) minimise flood damage to the development and contents of buildings up to the defined flood event;</li> <li>(c) provide suitable amenity;</li> <li>(d) minimise disruption to residents, recovery time and the need to rebuild structures after a flood event up to and including the defined flood event.</li> </ul>	<p><b>A05.1</b> Development complies with the flood planning levels specified in Table 8.2.11.3.D.</p> <p>Note—If located in an area with no Council-derived flood levels such as an overland flow path, a Registered Professional Engineer Queensland with expertise in undertaking flood studies is to derive the applicable flood level and certify that the development meets the required flood planning levels in Table 8.2.11.3.D. The study is to demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 lot subdivision); buildings or structures are not proposed.</p>

**Table 8.2.11.3.A—Flood Overlay Code**

Performance outcomes	Acceptable outcomes	Response
	<p><b>A05.2</b></p> <p>Development is:</p> <p>(a) not located in the:</p> <ul style="list-style-type: none"> <li>(i) Brisbane River flood planning area 1, 2a, or 2b sub-categories;</li> <li>(ii) Creek/waterway flood planning area 1 or 2 sub-categories;</li> <li>(iii) Overland flow flood planning area sub-category; or</li> </ul> <p>(b) only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that:</p> <ul style="list-style-type: none"> <li>(i) the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and</li> <li>(ii) the risk to people is managed to an acceptable level.</li> </ul>	<p><b>Performance Outcome</b></p> <p>The subject site is mapped within the overland flow flood planning area sub-category. However, more recent Council flood mapping (via Council’s flood awareness map) illustrates that the extent of overland flow in the 2% AEP event appears to be limited to the Raceview Ave road reserve and does not extend into the subject site.</p> <p>On this basis, future dwelling design and access arrangements can be designed to ensure the risk to people and property is managed to an acceptable level.</p> <p>Future dwellings will be required to meet the necessary habitable and non-habitable floor levels.</p>
<p><b>PO6</b></p> <p>Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise flood recovery and economic consequences of damage during a flood.</p>	<p><b>A06.1</b></p> <p>Development ensures that:</p> <ul style="list-style-type: none"> <li>(a) all areas containing essential electrical services comply with the flood planning levels in Table 8.2.11.3.D; or</li> <li>(b) if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water with all entry points and services located at or above the relevant flood planning level in Table 8.2.11.3.D.</li> </ul> <p>Note—A basement storage area does not include a bike storage room, change room, building maintenance storage and non-critical electrical services.</p>	<p><b>Not Applicable</b></p> <p>The proposal is for Reconfiguration of Lot (1 into 2 lot subdivision) and does not provide basements or essential electrical services.</p>

**Table 8.2.11.3.A—Flood Overlay Code**

Performance outcomes	Acceptable outcomes	Response
	<p><b>AO6.2</b> Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a redundant pump system with a backup power source for those pumps.</p>	<p><b>Not Applicable</b> The proposal is for Reconfiguration of Lot (1 into 2 lot subdivision); basements are not provided.</p>
<p><b>PO7</b> Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development.</p>	<p><b>AO7.1</b> Development: (a) does not block, or divert floodwaters for any area affected by creek/waterway or overland flow flooding, excluding storm-tide flooding and Brisbane River flooding sources; or (b) does not result in a material increase in flood level or hydraulic hazard on upstream, downstream or adjacent properties.  Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.</p>	<p><b>Performance Outcome</b> The subject site is mapped within the overland flow flood planning area sub-category. However, more recent Council flood mapping (via Council’s flood awareness map) illustrates that the extent of overland flow in the 2% AEP event appears to be limited to the Raceview Ave road reserve and does not extend into the subject site.  On this basis, the proposed subdivision would not block or divert floodwaters in Council’s modelled 2% event.</p>
	<p><b>AO7.2</b> Development retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows.</p>	<p><b>Performance Outcome</b> The subject site is mapped within the overland flow flood planning area sub-category. However, more recent Council flood mapping (via Council’s flood awareness map) illustrates that the extent of overland flow in the 2% AEP event appears to be limited to the Raceview Ave road reserve and does not extend into the subject site.  On this basis, future dwelling design and access arrangements can be designed to ensure the risk to people and property is managed to an acceptable level.</p>

**Table 8.2.11.3.A—Flood Overlay Code**

Performance outcomes	Acceptable outcomes	Response
	<p><b>A07.3</b></p> <p>Development which creates a new overland flow path or significantly modifies an existing overland flow path via earthworks does not materially worsen hydraulic hazard on the site from existing conditions.</p> <p>Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.</p>	<p><b>Performance Outcome</b></p> <p>The subject site is mapped within the overland flow flood planning area sub-category. However, more recent Council flood mapping (via Council’s flood awareness map) illustrates that the extent of overland flow in the 2% AEP event appears to be limited to the Raceview Ave road reserve and does not extend into the subject site.</p> <p>On this basis, the proposal would not significantly modify the flow path in Council’s mapped 2% event.</p>
<p><b>PO8</b></p> <p>Development for filling or excavation in an area affected by creek/waterway flooding does not directly, indirectly or cumulatively cause any material increase in flooding or hydraulic hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain.</p> <p>Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy.</p> <p>Note—This part of the code applies to all development other than a dwelling house and any secondary dwelling which involves filling or excavation, whether or not the development application comprises a separate development application for operational work involving filling or excavation.</p>	<p><b>A08</b></p> <p>Development ensures that no filling or excavation greater than 100mm is located in the Creek/waterway flood planning area 1, 2 or 3 sub-categories if contained in the 5% AEP flood extent of any Creek/waterway flood planning area sub-category for which no waterway corridor has been mapped in the Waterway corridors overlay.</p>	<p><b>Not Applicable</b></p> <p>The subject site is not mapped within the Creek/waterway Flood Planning area.</p>
<p><b>PO9</b></p> <p>Development ensures that the building and site design:</p> <ul style="list-style-type: none"> <li>(a) maintains the conveyance capacity of existing overland flow paths and creek/waterways;</li> <li>(b) ensures floodwaters and flood debris can pass predominantly unimpeded under a structure or building to minimise property or building damage, including for a flood larger than the defined flood event;</li> </ul>	<p><b>A09.1</b></p> <p>Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub-category:</p> <ul style="list-style-type: none"> <li>(a) complies with the minimum building undercroft clearance requirements in Table 8.2.11.3.E;</li> <li>(b) not located directly above any part of a waterway corridor as mapped in the Waterway corridors overlay.</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposal is for the Reconfiguration of Lot (1 into 2 lot subdivision); buildings or structures are not proposed. Future dwellings will be required to meet the necessary habitable and non-habitable floor levels.</p>

**Table 8.2.11.3.A—Flood Overlay Code**

Performance outcomes	Acceptable outcomes	Response
<p>(c) mitigates flood impacts by ensuring that filling, excavation and location of services are designed to allow for the conveyance of floodwater across the site.</p> <p>Note—The Flood planning scheme policy provides guidance on relevant considerations in determining minimum undercroft clearances and treatment of ground level in undercroft areas where floodwater conveyance is required underneath development.</p>	<p><b>AO9.2</b></p> <p>Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub category:</p> <p>(a) has a ground level within the undercroft area is free draining;</p> <p>(b) does not involve excavation below ground level of more than 300mm within the undercroft area.</p>	<p><b>Not Applicable</b></p> <p>The proposal is for the Reconfiguration of Lot (1 into 2 lot subdivision); buildings or structures are not proposed. Future dwellings will be required to meet the necessary habitable and non-habitable floor levels.</p>
<p><b>PO10</b></p> <p>Development for vulnerable uses, difficult to evacuate uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by flood hazard, in order to:</p> <p>(a) protect safety of users and emergency services personnel;</p> <p>(b) support efficient emergency services access and site evacuation with consideration to the scale of development.</p> <p>Note—A flood risk assessment may be required to address the performance outcomes or acceptable solutions which deal with evacuation and isolation arrangements, and the ability to take refuge. The Flood planning scheme policy provides information for undertaking flood risk assessments.</p>	<p><b>AO10</b></p> <p>Development for vulnerable uses, difficult to evacuate uses or assembly uses:</p> <p>(a) is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.L and Table 8.2.11.3.D; or</p> <p>(b) has direct vehicle access to a critical route or interim critical route in the Critical infrastructure and movement network overlay for evacuation in a flood; or</p> <p>(c) can achieve vehicular evacuation to a suitable flood-free location.</p> <p>Note—A suitable flood-free location is of a size and nature sufficient to provide for the size and characteristics of the population likely to need evacuation to that area.</p>	<p><b>Not Applicable</b></p> <p>The proposal is for the Reconfiguration of Lot (1 into 2 lot subdivision); development for vulnerable uses, difficult to evacuate uses or assembly uses are not proposed.</p>
<p><b>PO11</b></p> <p>Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads.</p>	<p><b>AO11.1</b></p> <p>Development provides an access or driveway into the site which is:</p> <p>(a) trafficable during the defined flood event;</p> <p>(b) not located in the Creek/waterway flood planning area 1 sub-category;</p> <p>(c) not located in the Overland flow flood planning area sub-category if the hydraulic hazard is unsafe in the defined flood event;</p> <p>(d) the access or driveway is not inundated by a 10% AEP flood.</p>	<p><b>Performance Outcome</b></p> <p>The subject site is mapped within the overland flow flood planning area sub-category. However, more recent Council flood mapping (via Council's flood awareness map) illustrates that the extent of overland flow in the 2% AEP event appears to be limited to the Raceview Ave road reserve and does not extend into the subject site.</p> <p>On this basis, future dwelling design and access arrangements can be designed to ensure the risk to people and property is managed to an acceptable level.</p> <p>Future dwellings will be required to meet the necessary habitable and non habitable floor levels.</p>

**Table 8.2.11.3.A—Flood Overlay Code**

Performance outcomes	Acceptable outcomes	Response
	<p><b>AO11.2</b> Development located in the Creek/waterway flood planning area 1, 2, 3 or 4 sub-categories locates any disabled access in the highest part of the site. Note—explanation of hydraulic hazard provided in the Flood planning scheme policy.</p>	<p><b>Not Applicable</b> The subject site is not mapped within the Creek/waterway Flood Planning area.</p>
<p><b>PO12</b> Development involving a new road, a bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during a flood and allow for emergency access.</p>	<p><b>AO12</b> Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.</p>	<p><b>Not Applicable</b> The proposal does not provide new roads.</p>
<p><b>PO13</b> Development for pedestrian and cyclist paths: (a) provides a suitable level of trafficability; (b) manages the impacts of flooding on asset life and ongoing maintenance costs; (c) balances route availability with recreational and transport connectivity benefits to the city.</p>	<p><b>AO13.1</b> Development for cyclist and pedestrian facilities other than on public roads, including those traversing through a park and adjacent to a watercourse and overland flow path, are located above the 39% AEP (2 year ARI) flood immunity from all flooding sources. Note—If the site is subject to more than one type of flooding, the requirement that affords the greatest level of protection will apply.</p>	<p><b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 lot subdivision); development for cyclist and pedestrian facilities are not proposed.</p>
	<p><b>AO13.2</b> All new on-road cyclist and pedestrian facilities comply with the flood planning levels and trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K.</p>	<p><b>Not Applicable</b> The proposal is for the Reconfiguration of Lot (1 into 2 lot subdivision); development for cyclist and pedestrian facilities are not proposed.</p>
<p><b>PO14</b> Development which increases the residential population within the Brisbane River flood planning area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time.</p>	<p><b>AO14</b> Development in the Brisbane River flood planning area sub-categories in areas where the 1% AEP flood level is greater than 12.8m AHD involving: (a) an increase in the number of residential dwellings; or (b) additional residential lots</p>	<p><b>Not Applicable</b> The subject site is not mapped within the Brisbane River Flood planning area.</p>

**Table 8.2.11.3.A—Flood Overlay Code**

Performance outcomes	Acceptable outcomes	Response
	<p>is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event.</p> <p>Note—Explanation of a hydraulic hazard is provided in the Flood planning scheme policy.</p>	
<b>Additional performance outcomes and acceptable outcomes for essential community infrastructure – Not applicable</b>		
<b>Additional performance outcomes and acceptable outcomes if development involves the processes in Table 8.2.11.3.H – Not applicable</b>		
<b>Additional performance outcomes and acceptable outcomes for reconfiguring a lot</b>		
<p><b>PO17</b> Development locates and designs all lots resulting from reconfiguring a lot to:</p> <p>(a) minimise the risk to people from flood hazard; (b) minimise damage to property from flood hazard; (c) facilitate safe and efficient evacuation.</p> <p>Note—</p> <ul style="list-style-type: none"> <li>• Consideration of all floods up to the probably maximum flood is relevant to minimising the risk to people.</li> <li>• Flood warning time is not considered sufficient in the Creek/waterway planning area sub-categories or the Overland flow flood planning area sub-category.</li> <li>• Filling above the flood planning level for a flood event greater than the defined flood event cannot be assumed to mitigate the flood hazard.</li> </ul>	<p><b>AO17.1</b> Development creating new lots is to comply with Table 8.2.11.3.I.</p>	<p><b>Not Applicable</b> No sub-categories relevant to the subject site are identified within Table 8.2.11.3.I</p>
	<p><b>AO17.2</b> Development provides for reconfiguring a lot design that achieves a road and lot layout which:</p> <p>(a) provides trafficable vehicular egress for evacuation during a defined flood event; (b) optimises hazard-free movement away from sources of flood hazard within the development.</p> <p>Note—Further advice on road and lot layout is contained in the Flood planning scheme policy.</p>	<p><b>Performance Outcome</b> The subject site is mapped within the overland flow flood planning area sub-category. However, more recent Council flood mapping (via Council’s flood awareness map) illustrates that the extent of overland flow in the 2% AEP event appears to be limited to the Raceview Ave road reserve and does not extend into the subject site.  On this basis, future dwelling design and access arrangements can be designed to ensure the risk to people and property is managed to an acceptable level.  Future dwellings will be required to meet the necessary habitable and non habitable floor levels.</p>
	<p><b>AO17.3</b> Development which creates a new residential lot in an area subject to Brisbane River flooding, if the 1% AEP flood level is greater than 12.8m AHD is not subject to a hydraulic hazard greater than 0.6m<sup>2</sup>/s DV or 0.6m deep in a 0.2% AEP flood.</p> <p>Note—Refer to the Flood planning scheme policy for further explanation on the 0.2% AEP flood.</p>	<p><b>Not Applicable</b> The subject site is not mapped within the Brisbane River Flood Planning area.</p>

**Table 8.2.11.3.A—Flood Overlay Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO18</b> Development involving reconfiguring a lot:</p> <ul style="list-style-type: none"> <li>(a) minimises the risk to people from flood hazard;</li> <li>(b) creates safe evacuation routes or avoids isolation of the development during a flood greater than the defined flood event;</li> <li>(c) minimises damage to property and services;</li> <li>(d) provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage;</li> <li>(e) ensures lots created for park or private open space minimise the risk to people from flood hazard and are fit for purpose;</li> <li>(f) provides a lot that is not substantially burdened by flood mitigation infrastructure.</li> </ul>	<p><b>AO18.1</b> Development involving reconfiguring a lot ensures:</p> <ul style="list-style-type: none"> <li>(a) all lots comply with the flood planning levels in Table 8.2.11.3.J;</li> <li>(b) a new road complies with the flood planning levels in Table 8.2.11.3.F.</li> </ul>	<p><b>Performance Outcome</b> The subject site is mapped within the overland flow flood planning area sub-category. However, more recent Council flood mapping (via Council's flood awareness map) illustrates that the extent of overland flow in the 2% AEP event appears to be limited to the Raceview Ave road reserve and does not extend into the subject site.  On this basis, future dwelling design and access arrangements can be designed to ensure the risk to people and property is managed to an acceptable level.  Future dwellings will be required to meet the necessary habitable and non habitable floor levels.</p>
	<p><b>AO18.2</b> Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development:</p> <ul style="list-style-type: none"> <li>(a) complies with Table 8.2.11.3.K; or</li> <li>(b) has acceptable trafficability in accordance with the requirements in the Flood planning scheme policy and the Queensland Urban Drainage Manual.</li> </ul> <p>Note—The Flood planning scheme policy contains supporting information about trafficability on existing roads and serviceability during floods.</p>	<p><b>Not Applicable</b> The proposal is for a 1 into 2 lot subdivision.</p>
	<p><b>AO18.3</b> Development protects the conveyance of flood hazard area by providing an easement over the:</p> <ul style="list-style-type: none"> <li>(a) 2% AEP flood extent for overland flow flooding;</li> <li>(b) 1% AEP flood extent for creek/waterway flooding.</li> </ul>	<p><b>Performance Outcome</b> The subject site is mapped within the overland flow flood planning area sub-category. However, more recent Council flood mapping (via Council's flood awareness map) illustrates that the extent of overland flow in the 2% AEP event appears to be limited to the Raceview Ave road reserve and does not extend into the subject site.  On this basis, no easement is required over the subject site based on Council's modelled 2% event.</p>

## Road Hierarchy Overlay Code

**Table 8.2.18.3—Road Hierarchy Overlay Code**

Performance outcomes	Acceptable outcomes	Response
<b>Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use</b>		
<b>PO1</b> Development ensures that: <ul style="list-style-type: none"> <li>(a) vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of:               <ul style="list-style-type: none"> <li>(i) the road hierarchy shown on the Road hierarchy overlay map;</li> <li>(ii) public transport operations;</li> <li>(iii) pedestrian and cyclist movement;</li> </ul> </li> <li>(b) the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas;</li> <li>(c) site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.</li> </ul>	<b>AO1.1</b> Development ensures that an access driveway is provided from: <ul style="list-style-type: none"> <li>(a) a minor road;</li> <li>(b) a district road or suburban road if the development has high traffic-generating potential.</li> </ul>	<b>Complies</b> The development can be conditioned to apply with the relevant outcomes listed.
	<b>AO1.2</b> Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	<b>Not Applicable</b> Raceview Ave is not identified as being a primary freight route.
	<b>AO1.3</b> Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	<b>Complies</b> The subject site is not afforded access to a secondary street frontage; thus access will be provided via the lowest order road in the road hierarchy.
	<b>AO1.4</b> Development ensures that a turn to and from a major road is restricted to a left turn only.	<b>Not Applicable</b> Raceview Ave is not identified as being a major road.
	<b>AO1.5</b> Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.	<b>Not Applicable</b> The adjoining sites are provided access to a minor road.
<b>Section B—If for assessable development for a material change of use – Not Applicable</b>		
<b>Section C—If for assessable development for a material change of use or reconfiguring of a lot</b>		
<b>PO3</b> Development makes provision for the extension, expansion and widening of the existing and future road network where required.	<b>AO3</b> No acceptable outcome is prescribed.	<b>Performance Outcome</b> Land dedications are not proposed or warranted noting the existing road reserve with of approximately 12.2m along Raceview Ave.

**Table 8.2.18.3—Road Hierarchy Overlay Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO3A</b> Development provides for the payment of extra trunk infrastructure costs for the following:</p> <ul style="list-style-type: none"> <li>(a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;</li> <li>(b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:               <ul style="list-style-type: none"> <li>(i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;</li> <li>(ii) long term infrastructure for the road network which is made necessary by development that is not assumed future urban development;</li> <li>(iii) other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development.</li> </ul> </li> </ul> <p>Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</p> <p>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</p>	<p><b>AO3A</b> No acceptable outcome is prescribed.</p>	<p><b>Not Applicable</b> Additional trunk infrastructure is not relevant to this application.</p>
<p><b>If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category – Not Applicable</b></p>		
<p><b>Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy</b></p>		
<p><b>PO5</b> Development ensures that a new road connection provides:</p> <ul style="list-style-type: none"> <li>(a) safe, efficient and convenient connectivity of the new road to the major road network;</li> <li>(b) a minimum number of intersections to the major road network.</li> </ul>	<p><b>AO5</b> Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.</p>	<p><b>Complies</b> The proposal can be conditioned to apply with the relevant outcomes listed.</p>
<p><b>PO6</b></p>	<p><b>AO6.1</b></p>	<p><b>Not Applicable</b></p>

**Table 8.2.18.3—Road Hierarchy Overlay Code**

Performance outcomes	Acceptable outcomes	Response
<p>Development ensures that an extension of or change to the road network:</p> <ul style="list-style-type: none"> <li>(a) provides internal connectivity and connects to the external road network;</li> <li>(b) provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems;</li> <li>(c) provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route;</li> <li>(d) includes the provision of bus routes that provide ease of access to bus customers;</li> <li>(e) minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time;</li> <li>(f) provides a street layout that minimises travel time and traffic volumes on minor roads;</li> <li>(g) provides high permeability for pedestrian and cycle networks;</li> <li>(h) provides safe accessibility to lots by having more than one street providing access to the area;</li> <li>(i) preserves the function of the road hierarchy and addresses all impacts to the road network.</li> </ul>	<p>Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy.</p> <p><b>A06.2</b></p> <p>Development preserves the function of the road hierarchy and addresses all impacts on the road network.</p> <p>Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).</p>	<p>The proposal does not involve new or upgraded road.</p> <p><b>Complies</b></p> <p>The proposal is for the creation of two freehold lots and is not anticipated to impact upon the function of the road hierarchy.</p>
<p><b>PO7</b></p> <p>Development ensures that premises and vehicle access is located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and its hierarchy.</p>	<p><b>A07</b></p> <p>Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.</p>	<p><b>Complies</b></p> <p>The subject site fronts Raceview Ave, which is identified as a minor road.</p>
<p><b>PO8</b></p>	<p><b>A08</b></p>	<p><b>Not Applicable</b></p>

**Table 8.2.18.3—Road Hierarchy Overlay Code**

Performance outcomes	Acceptable outcomes	Response
Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay.	Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	The proposal does not provide intersections. The future vehicle access arrangements can be conditioned to be located an appropriate distance from the Raceview Ave and Osullivan St intersection.

## Streetscape Hierarchy Overlay Code

**Table 8.2.20.3.A—Streetscape Hierarchy Overlay Code**

Performance outcomes	Acceptable outcomes	Response
<b>Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development</b>		
<p><b>PO1</b></p> <p>Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.</p>	<p><b>AO1</b></p> <p>Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b></p> <p>The proposal does seek to change the existing verge width. Notwithstanding, the existing verge width is approximately 3.82m to the eastern boundary, reducing to 3.78m to the western boundary.</p>
<p><b>PO2</b></p> <p>Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.</p>	<p><b>AO2.1</b></p> <p>Development ensures that existing street trees are retained and protected.</p>	<p><b>Not Applicable</b></p> <p>The subject site frontage does not contain a street tree.</p>
	<p><b>AO2.2</b></p> <p>Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.</p>	<p><b>Complies</b></p> <p>Where required additional planting and streetscape treatments can be undertaken. Due to the nature of the proposal, street furniture, paving and lighting is not considered necessary for this application.</p>
<b>Section B—If for assessable development</b>		

**Table 8.2.20.3.A—Streetscape Hierarchy Overlay Code**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO3</b> Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map:</p> <ul style="list-style-type: none"> <li>(a) facilitates a high level of pedestrian movement and activity;</li> <li>(b) enforces the sense of arrival to individual precincts and major connections;</li> <li>(c) provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.</li> </ul>	<p><b>AO3.1</b> Development ensures that a corner land dedication is provided:</p> <ul style="list-style-type: none"> <li>(a) where identified in the Streetscape hierarchy overlay map;</li> <li>(b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.</li> </ul>	<p><b>Not Applicable</b> The subject site does not require a corner land dedication.</p>
	<p><b>AO3.2</b> Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable</b> The subject site does not require a corner land dedication.</p>
	<p><b>AO3.3</b> Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable</b> The subject site does not require a corner land dedication.</p>
<p><b>If in or on a site adjoining the Wildlife movement solution sub-category – Not Applicable</b></p>		