Character Residential Zone Code

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APPLICATION REF
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MURRAY BELL PLANNING CO.

6.2.1.5 Purpose

Overall Outcome	Response
Overall Outcomes of the Character Residential Zone Code are:	
4a) 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.	4a – Complies The proposal supports low density suburban living within an established residential neighbourhood. As the proposal is for a minor boundary realignment, the existing building heights will not be changed.
4b) Development in the Character zone precinct provides for low density suburban and inner-city living through: i. 1 or 2 storey dwelling houses to predominate over other types of development; ii. a low density and intact suburban identity to be maintained in which multiple dwellings and dual occupancy are not accommodated.	4b – Not Applicable The Subject Site is not located in the Character Zone Precinct.
4c) 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: 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; ii. are sensitively integrated with and located between or behind existing dwelling houses built in 1946 or before and on appropriately sized lots; 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.	4c – Complies The development will maintain the existing dwellings within their respective lots. No building alterations or amendments are proposed.
4d) 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.	4d – Complies The development will retain the existing dwellings within their respective lots. Further, the boundary realignment will retain the existing site configuration and built form with the exception of a minor length of fencing between Units 1 and 2.
4e) 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.	4e – Not Applicable An active frontage use is not proposed.
4f) 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.	4f – Not Applicable A commercial character building activity is not proposed.
4g) 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	4g – Not Applicable A small-scale non-residential use is not proposed.

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 250m2; ii. serve local residents' day-to-day needs; iii. not undermine the viability of a nearby centre.	
4h) 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.	4h – Not Applicable Non-residential uses are not proposed.
4i) 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.	4i – Not Applicable A Home-based business is not proposed.
4j) Development for any other non-residential use serve a local community facility need only, such as a childcare centre or substation, and is compatible with and integrates with the built form intent of the Character residential zone.	4j – Not Applicable Non-residential uses are not proposed.
4k) Development for rooming accommodation accommodates 5 persons or less.	4k – Not Applicable Rooming Accommodation is not proposed.
5a) 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.	5a- Complies The development is a minor boundary realignment only. Both existing dwellings will be retained entirely within their respective lots.
5b) 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.	5b – Complies The development is a minor boundary realignment only. Both existing dwellings will be retained entirely within their respective lots.
5c) 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.	5c – Complies The development is a minor boundary realignment only. Both existing dwellings will be retained entirely within their respective lots.
5d) 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.	5d – Complies The development is a minor boundary realignment only. Both existing dwellings will be retained entirely within their respective lots.
5e) 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.	5e – Complies The development is a minor boundary realignment only. Both existing dwellings will be retained entirely within their respective lots.
5f) 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: i. maximises the retention of backyard spaces as private landscaped space;	5f – Not Applicable A new premises is not proposed.

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ii. avoids overbearing development involving bulk or setbacks which are inconsistent with the character of a dwelling house on adjoining lots.	
5g) 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.	5g – Complies The development is a minor boundary realignment only. Both existing dwellings will be retained entirely within their respective lots.
7a) Development retains a dwelling house built in 1946 or before.	7a – Complies The development is a minor boundary realignment only. Both existing dwellings will be retained entirely within their respective lots.
7b) Development provides that a new dwelling house, dual occupancy or multiple dwelling: i. is no more than 2 storeys in height; ii. is located between or behind dwelling houses built in 1946 or before on an appropriately sized and configured vacant lot; iii. is compatible in scale and design with existing dwellings built in 1946 or before; iv. reinforces the traditional building character of the Infill housing zone precinct.	7b – Not Applicable No new dwellings are proposed as part of this development.
7c) Development achieves a maximum dwelling yield of one dwelling per 300m2 of site area.	7c – Complies No new dwellings are proposed as part of this development.
7d) Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: i. is consistent with the predominant traditional building character and amenity expectations of residents in the Infill housing zone precinct; ii. meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan.	7d – Not Applicable Alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility is not proposed.
7e) Development for a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is: i. consistent with the character of a low density residential environment comprising 1 or 2 storey dwelling houses; ii. suited to smaller lot sizes.	7e – Not Applicable The development does not include a new residential use.
7f) Development is compatible in scale with adjoining dwelling houses, both within or adjoining the Infill housing zone precinct, in order to maintain an appropriate level of amenity and privacy to an adjoining dwelling.	7f – Not Applicable The development does not involve a change to the existing built form of the dwellings.
7g) Development supports a subtropical character by ensuring that: i. the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate;	7g – Complies The development is a minor boundary realignment only. Both existing dwellings will be retained entirely within their respective lots.

ii. residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.	
7h) Development provides quality private and communal open spaces and landscaping, including deep planting, that reinforce the house-compatible scale of buildings, provide breathing spaces and outdoor activity areas and encourage outdoor living.	7h – Complies The development is a minor boundary realignment only. Both existing dwellings will be retained entirely within their respective lots and are provided with ample quality private open space areas.
7i) Development provides for a building to address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking not forming a dominant element in the streetscape) in order to reinforce the traditional setting and provide surveillance and encourage activation of parks and streets.	7i – Complies The development is a minor boundary realignment only. Both existing dwellings will be retained entirely within their respective lots and thus, Unit 1 will maintain orientation to Wellington Street.
7j) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.	7j – Not Applicable The development is a minor boundary realignment only. Both existing dwellings will be retained entirely within their respective lots, and do not adjoin a non-residential zone.
7k) Development provides for a residential dwelling on a site which fronts a heavily trafficked road or other noise source to be: i. suitably located and orientated on the site; ii. designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.	7k – Complies Wellington Street is a minor road. The existing access will be unaffected as a result of this development.

Subdivision Code

9.4.10.1 Purpose

Overall Outcome	Response
The Overall Outcomes of the Subdivision Code are:	
2a) Development for reconfiguring a lot proposed in conjunction with or subsequent to a material change of use maintains or improves the: i. landscape and built form character, environmental and other values of the site or locality; ii. safe and efficient operation of existing and future lawful uses and activities on the site or adjacent premises; iii. amenity of intended uses and existing surrounding residential uses; iv. comfort, quiet, privacy and safety (including the impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected in the zone or zone precinct that applies to the site.	**2a – Complies** The minor boundary realignment at Units 1 and 2 retains the existing dwellings, building footprints, common property access and servicing arrangements. No physical site works are proposed which would compromise the continued operation of the dwellings on the premises. Whilst Lot 1 gains private open space, the open space area associated with Lot 2 will remain functional and usable by residents.
2b) Development for reconfiguring a lot results in lots and an arrangement of lots that: i. achieve the relevant outcomes and comply with the standards required by the planning scheme for the zones, zone precincts, neighbourhood plans and overlays that apply to the site; ii. accommodate lawful uses; iii. where for a residential use, can facilitate a dwelling that supports the expected level of amenity for occupants and consistent with the amenity expectations for the zone; iv. are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development; v. are arranged and configured to complement the pattern of development in the locality; vi. address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values.	**2b – Complies** Proposed Lots 1 and 2 are 260m^2 and 145m^2 respectively. They remain undersized against the nominated minimum lot size, but retain the existing dwellings 'as-is' within the established group title arrangement. The adjustment improves Lot 1's private open space without introducing an additional lot, dwelling or fundamentally different development outcome.
2c) Development for reconfiguring a lot under the *Land Title Act 1994* and the *Body Corporate and Community Management Act 1997* occurs in a manner that achieves good urban design outcomes.	**2c – Complies** The boundary realignment is limited to the common boundary of Lots 1 and 2 only and will not compromise the continued operation of the existing dwellings on each lot.
2d) Development for reconfiguring a lot associated with or resulting from a material change of use provides lots and arrangement of lots for the purposes of titling and any easement relevant to the development.	**2d – Not Applicable** No material change of use is proposed.
2e) Development for reconfiguring a lot of an existing building and associated land can be separately titled either in freehold or other title forms.	**2e – Complies** The existing dwellings are already individually titled, the proposal merely seeks to undertake a minor realignment (+/-7m^2) of the common boundary between Lots 1 and 2. SP359131 cancels and replaces Lots 1 and 2 on GTP102524 to give effect to the minor land adjustment, retaining two lots and the existing residential development.

Overall Outcome	Response
2f) Development for reconfiguring a lot relating to existing or approved buildings does not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category and a dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a zone in the residential zones category is always to remain as a sole lot by any title or tenure.	2f – Complies The proposal does not separately title a dwelling house, secondary dwelling or ancillary outbuilding that currently forms part of a sole lot. It adjusts the boundary between two existing titles without creating additional lots or separating a dependent residential use.
2g) Development for reconfiguring a lot provides infrastructure and services that: i. comply with the relevant standards in the planning scheme; ii. effectively integrate with existing and planned infrastructure and services to the extent these are identified or necessary to support the development for its intended purpose; iii. maximise the quality and utility of the public realm.	2g – Complies Existing water, sewerage, electricity, telecommunications, stormwater and common property access arrangements are retained. No additional dwelling or infrastructure demand is created and no works affect the public realm.

Table 9.4.10.3.A—Performance outcomes and acceptable outcomes

Performance Outcomes	Acceptable Outcomes	Response
Section A—General performance outcomes and acceptable outcomes for reconfiguring a lot		
PO1 Development results in lots and an arrangement of lots that: a. enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use; b. are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; c. feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development; d. complement the streetscape, local context and character for the locality; e. address development constraints.	AO1.1 Development provides lots with dimensions in compliance with Table 9.4.10.3.B. *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.* *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.* *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.* *Note—The Dwelling house code and Dwelling house (small lot) code provide requirements for dwelling houses on standard lots and small lots. Table 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.*	PO1.1 – Complies The concept plans show proposed Lot 1 being 260m^2 and Lot 2 being 145m^2. Both remain below the 300m^2 minimum prescribed for the Character Residential (Infill Housing) Zone. The proposal reallocates approximately 7m^2 to Lot 1 to increase its private open space. The minor adjustment does not change building footprints or presence of the development within the streetscapes, and will not compromise the ongoing operation of the dwellings. Refer to further discussion in the assessment report.

Performance Outcomes	Acceptable Outcomes	Response
	Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions.	
	AO1.2 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. 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. *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.*	AO1.2 – Not Required The development will retain all existing dwellings on the Subject Site. Therefore, a building envelope is not required in this instance.
	AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located: (a) across a proposed lot boundary; or (b) within a setback required by the planning scheme. *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.* *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.* *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*	AO1.3 – Complies Whilst forming part of a group title scheme, the realignment retains the existing dwellings in each individual lot. The dwellings will not be located across proposed lot boundaries as a result of the development.

Performance Outcomes	Acceptable Outcomes	Response
	preceding development approval or approved plans, planning scheme and Building Regulation. *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:* • *physical inspection is undertaken at the framing stage of construction;* • *written evidence in the form of a plan of subdivision is prepared by a suitably qualified person;* • *other evidence received and agreed by the Council.*	
PO2 Development creates useable lots that: a. do not rely on excessive cut and fill; b. do not intrude into areas of waterway and environmental significance; c. ensure any cutting, filling, retaining walls and earthworks: i. minimise adverse impacts to vegetation, natural features and topography; ii. avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; d. minimise adverse impacts to the utility of existing or proposed transport network elements. e. where involving a lot with an area less than 180m2: i. do not adversely affect visual character, amenity, privacy, stormwater run-off and drainage of lots within and adjoining the site; ii. provide finished ground levels that facilitate development of the lots for the intended purpose without the need to provide additional retaining walls. *Note—An earthworks plan is required to be submitted to demonstrate compliance with this performance outcome.* *Note—Where a development footprint plan is required for development involving lots with an area less than 180m2, the relevant outcomes shown on the development footprint plan*	AO2.1 Development ensures that any cutting, filling, retaining walls and earthworks: a. result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: i. a single level change; or ii. any step in a series of level changes. b. locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; c. limits cut and fill to less than 1m in height for construction of transport network elements. *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.* *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.* AO2.2 Development involving a lot with an area less than 450m^2 is located on a site with a maximum average slope of: a. 1 into 10 on the shortest lot axis; b. 1 into 15 on the longest axis. AO2.3 Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of: a. less than 1 in 6 on a lot less than 180m2; or	AO2.1 to AO2.3 – Not Applicable No cutting, filling, retaining walls or other physical site works are proposed. Existing ground levels, vegetation, drainage and transport infrastructure will be retained. The boundary adjustment does not require earthworks to maintain the use of either lot.

Performance Outcomes	Acceptable Outcomes	Response
must consider the slope of the site and any earthworks that are required as part of the subdivision.	b. less than 1 in 5 on a lot 180m2 or greater; prior to any cutting, filling, retaining walls or earthworks occurring on the site. *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.* Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone.	
	AO2.4 Development does not involve the creation of canals or artificial waterways.	AO2.4 – Complies No canals or artificial waterways are proposed.
PO3 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: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; b. for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; c. to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; d. to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; e. at an adequate width, suitable gradient and appropriate construction standard; f. to avoid unreasonable detriment or nuisance to an adjacent premises; g. to preserve the amenity and function of the public realm in accommodating: i. high levels of pedestrian traffic; ii. large subtropical street trees; iii. on-street parking.	AO3.1 Development provides roads, pavement and concrete kerb and channel that provide for: a. design and construction in accordance with the road hierarchy; b. safe travel for pedestrian, cyclists and vehicles; c. access to properties for all modes; d. utilities; e. high levels of aesthetics and amenity, improved liveability and future growth; f. a high-quality streetscape; g. a low-maintenance asset with minimal whole-of-life cost. *Editor's note—See Section B for additional requirements where new road is proposed.*	AO3.1 – Not Applicable The existing Wellington Street road frontage and common property access are retained. The minor boundary realignment will not result in additional lots, dwellings or vehicle movements, and no road or frontage works are proposed.
	AO3.2 Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO3.2 – Complies Both dwellings retain their existing access to Wellington Street via common property. No driveway, crossover or parking alterations are proposed. Access functionality and demand remain unchanged.
	AO3.3 Development provides each lot with access to a public road other than a major road, that is: a. direct; or b. via a formal access arrangement that is: i. registered on a title over another lot; or	AO3.3 – Complies Access to Wellington Street via the existing common property is retained for both lots. No access strip or additional road connection is created. The minor adjustment between Lots 1 and 2 does not sever or narrow the common property access.

Performance Outcomes	Acceptable Outcomes	Response
	ii. a reciprocal access easement; or iii. over common property; iv. located as far away as practicable from an existing or proposed dwelling; v. compliant with the road corridor design standards in the Infrastructure design planning scheme policy; c. the width specified: 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 ii. in Table 9.4.10.3.B where in any other zone; d. compliant with the standard vehicle type requirements for the zone and zone precinct applicable to the site and intended use.	
	AO3.4 Development provides safe sight distances at the following locations: a. an access point along the frontage of each lot; b. a junction and an intersection, including corner truncation; c. a pedestrian or cyclist crossing.	AO3.4 – Complies The existing street access position and frontage are unchanged. No new intersection, crossing, structure, planting or physical obstruction is proposed. The realignment therefore does not reduce existing sight distances or alter the operation of the access.
	AO3.5 Development provides grades within a lot that: a. enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy; b. do not require cut and fill in excess of 1m in height.	AO3.5 – Complies Existing driveway levels and grades are retained, with no cutting or filling proposed. The boundary adjustment does not affect vehicular access to either dwelling. No new access grade is proposed for assessment.
PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks. *Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the Planning Act 2016.*	AO4.1 Development provides land and works for infrastructure and services in compliance with the: a. Local government infrastructure plan; b. standards in the Infrastructure design planning scheme policy; c. Refuse planning scheme policy; d. Transport, access, parking and servicing planning scheme policy; e. Long term infrastructure plan; f. codes and planning scheme policies that apply to the site.	AO4.1 – Complies Existing access and servicing arrangements are retained. With no additional lots or dwellings and no physical works, the proposal creates no additional infrastructure demand and does not alter the existing public realm.

Performance Outcomes	Acceptable Outcomes	Response
	AO4.2 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.	AO4.2 – Complies The development will retain the existing piped stormwater connection and kerb adapter discharging to Wellington Street (lawful point of discharge). No change to buildings, impervious areas or ground levels are proposed. Therefore, the development will not increase runoff or drainage demand.
	AO4.3 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.	AO4.3 – Not Applicable The site has a single street frontage to Wellington Street and is not a corner site. No road corner or new road is created.
PO5 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.	AO5 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:* *contaminated land;* *transport noise corridors on State-controlled roads and the rail network.* *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.*	AO5 – Complies The proposal retains the existing residential uses, dwelling positions, and number of lots within an urban area. The Subject Site is not identified as being prone to natural hazards or potential hazardous emissions.
Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving:		

Performance Outcomes	Acceptable Outcomes	Response
a) rearranging the boundaries of a lot; or b) volumetric format plan subdivision; or c) a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories.		
PO6 Development ensures that any rearrangement of a lot boundary: a. does not create additional lots; b. wholly contains infrastructure and services within the lot they serve; c. results in lots having a dimension, arrangement and size that maintains or improves consistency with the: i. character intended for the locality; ii. outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.	AO6 No acceptable outcome is prescribed.	PO6 – Complies The proposal will not create any additional lots and will retain the existing dwellings established on the premises. Additionally, each lot will wholly contain their respective infrastructure and services. Refer to assessment report for further information.
PO7 Development ensures that volumetric format plan subdivision and any associated statutory easements: a. facilitate efficient development; b. ensure reasonable and practical access to services, facilities and infrastructure appropriate to the current and any intended future use of the premises; c. are in accordance with an existing development approval or approved building; d. are consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.	AO7 No acceptable outcome is prescribed.	PO7 – Not Applicable SP359131 is a standard format survey plan. No volumetric subdivision is proposed.
PO8 Development ensures that a subdivision involving 2 or more zones, zone precincts, a neighbourhood plan precinct or overlay sub-categories, provides for the: a. different lot design requirements that are applicable to the zones, zone precincts, neighbourhood plans and overlays and applicable to the site; b. lawful uses intended for the site and the locality.	AO8.1 Development ensures that the boundary between the zones, zone precincts, neighbourhood plans, overlays and land uses are reflected in the design, arrangement and boundaries for proposed lots to the extent relevant.	AO8.1 – Complies The Subject Site is wholly contained within the Character Residential (Infill Housing) Zone. The minor boundary realignment will not prejudice the ongoing operation of the existing dwellings as intended for the zone.
	AO8.2 Development includes separation, buffers, management zones or other means to address any adverse amenity, health or safety impacts caused by an adjacent use.	AO8.2 – Complies The development will retain the existing residential uses on each lot. It is noted that the Subject Site is adjoined by other residential uses on all sides.
	AO8.3	PO8 – Complies The concept plans show proposed Lot 1 being 260m^2 and Lot 2 being 145m^2. Both remain below the 300m^2 minimum

Performance Outcomes	Acceptable Outcomes	Response
	Development provides lot dimensions and size in each different zone, zone precinct, neighbourhood plan and land use that is in compliance with Table 9.4.10.3.B.	prescribed for the Character Residential (Infill Housing) Zone. The proposal reallocates approximately 7m^2 to Lot 1 to increase its private open space. The minor adjustment does not change building footprints or presence of the development within the streetscapes, and will not compromise the ongoing operation of the dwellings. Refer to further discussion in the assessment report.
Section B – Transport, traffic and movement outcomes for reconfiguring a lot involving: a) 10 or more lots; or b) road reserve or new road; or c) cycle or pedestrian routes.		
PO9 Development ensures that the transport network and all its component elements is designed to: a. facilitate the efficient and cost-effective provision and maintenance of infrastructure; b. deliver the intended functional outcome of each element; c. have a clear hierarchical structure using the existing network classification; d. provide a high level of internal accessibility and external connectivity for local vehicle, pedestrian and bicycle networks and where relevant, public transport and freight networks. *Note—A traffic impact assessment may be required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied.* *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.*	AO9 Development provides a transport network that: a. is designed and constructed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy; b. completes, aligns and integrates with the relevant components of the surrounding transport network identified through: i. the Road hierarchy overlay map; ii. the Bicycle network overlay map; iii. the Streetscape hierarchy overlay map; iv. any other overlay, neighbourhood plan, preliminary approval, development approval, structure plan or other plans agreed by the Council, over the subject site or land adjoining and in the locality of the subject site; v. a traffic impact assessment report in accordance with the Transport, access, parking and servicing planning scheme policy and the report outcomes as agreed by the Council; c. when resulting in a stub road for a proposed future road connection, provides a turn-around area or easement in compliance with the Refuse planning	AO9 – Not Applicable Section B is not applicable. The proposal realigns two existing lots and involves no new road, road reserve, cycle route or pedestrian route. Existing transport infrastructure and access remain unchanged.

Performance Outcomes	Acceptable Outcomes	Response
	scheme policy and the Infrastructure design planning scheme policy. *Note—The majority of relevant standards identified in the planning scheme are located in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.* *Note—This outcome can be demonstrated through an application that:* • *is accompanied by sufficient information (including computer modelling input and output data) to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy;* • *is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and/or the standards and guidelines of the Transport, access, parking and servicing planning scheme policy and that any computer modelling input and output data is accurate, reasonable and carried out in accordance with sound traffic engineering practices.*	
PO10 Development provides permeable, connected, attractive and safe pedestrian and bicycle networks that: a. are designed to provide permeability for pedestrians and cyclists having regard to the surrounding area and existing and future networks; b. are safe, suitably shaded and embellished, attractive and efficient; c. link destinations such as major developments, public transport stops and parks along the safest, most direct and convenient routes; d. provide routes that are on areas of least slope and avoid potential hazards such as flooding; e. run predominantly along public spaces including streets or parks that are fronted by dwellings;	AO10.1 Development provides a pedestrian and bicycle network that connects into the broader network of proposed and existing pathways, that: a. is in compliance with the Infrastructure design planning scheme policy and any overlay, neighbourhood plan, preliminary approval, development approval that applies to the site or structure plan relevant to the site; or b. uses a pedestrian and bicycle accessibility grid-based network throughout the development where no overlay, neighbourhood plan, preliminary approval, development approval or structure plan applies. *Note—The Infrastructure design code requires the creation of footpaths and bikeways in compliance with the standards and specifications in the transport network and road corridor design sections of the Infrastructure design planning scheme policy, where in the road reserve or through a park.*	AO10.1 – Not Applicable Section B is not applicable. The proposal realigns two existing lots and involves no new road, road reserve, cycle route or pedestrian route. Existing transport infrastructure and access remain unchanged.

Performance Outcomes	Acceptable Outcomes	Response
f. are located where there is casual surveillance, avoiding an area with a major break in surveillance and an unlit area at night; g. are widened at potential vehicle conflict points. *Note—While the road layout may include no through roads such as cul-de-sacs in limited circumstances, the pedestrian and bicycle network may not.* *Note—Pedestrian and bicycle networks should be designed in conjunction with the design of the road network and lot layout.*	AO10.2 Development provides pathway links outside the road corridor that: a. comply with the Infrastructure design planning scheme policy; b. incorporate key elements of crime prevention through environmental design, including: i. having a maximum length of 40m; ii. providing a direct line of sight between ends of the link; iii. connecting between the road network and the park where development is located between them. *Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.* *Note—A minimum of 50% of any park frontage should be to a minor road.*	AO10.2 – Not Applicable Section B is not applicable. The proposal realigns two existing lots and involves no new road, road reserve, cycle route or pedestrian route. Existing transport infrastructure and access remain unchanged.
PO11 Development provides a road reserve and carriageway that is of sufficient design, width and arrangement to preserve the function of the road hierarchy and address all impacts on the road network, including: a. safe and efficient movement of users, including vehicles, cyclists and pedestrians; b. vehicle parking; c. access to properties, including accommodation of the largest design service vehicle; d. construction and maintenance of public utilities; e. landscaping, street trees and shading; f. safety and visibility; g. integrated pedestrian and cyclist movement and safety; h. noise reduction; i. required design vehicles; j. utility services.	AO11 Development provides a road reserve and carriageway that is designed in compliance with its road hierarchy classification within the Infrastructure design planning scheme policy.	AO11 – Not Applicable Section B is not applicable. The proposal realigns two existing lots and involves no new road, road reserve, cycle route or pedestrian route. Existing transport infrastructure and access remain unchanged.
PO12 Development provides a road network that: a. includes a minor road network that creates convenient and safe movement between uses and to major roads;	AO12.1 Development provides a road network which is designed and constructed in compliance with the Infrastructure design planning scheme policy.	AO12.1 – Not Applicable Section B is not applicable. The proposal realigns two existing lots and involves no new road, road reserve, cycle route or pedestrian route. Existing transport infrastructure and access remain unchanged.

Performance Outcomes	Acceptable Outcomes	Response
b. positively contributes to and enhances the bicycle network and streetscape hierarchy; c. caters for the expected vehicle, pedestrian and cyclist use; d. utilises geometry consistent with the standards relevant for the road hierarchy; e. provides safe vehicular access to each lot where direct lot access is allowed; f. prevents the needs for traffic-calming devices and ensures speed management is achieved by geometric design and arrangement of roads and paths; g. provides safe pedestrian and cyclist crossings; h. minimises the need for earthworks; i. provides minor roads adjoining and overlooking the public parks network; j. enables the creation of lots that facilitate sufficient solar access for potential dwellings, buildings, structures and activity areas; k. maximises the quality of the public realm, provision of street trees and availability of on-street parking.	AO12.2 Development provides a minor road frontage for a minimum 50% of any park edge where involving new park or adjoining the site of an existing or approved park.	AO12.2 – Not Applicable Section B is not applicable. The proposal realigns two existing lots and involves no new road, road reserve, cycle route or pedestrian route. Existing transport infrastructure and access remain unchanged.
	AO12.3 Development provides road network that: a. is generally orientated on a modified grid pattern that allows for topographic constraints; b. facilitates the following orientation wherever possible: i. generally north-south roads, to allow lots to have their long axes typically orientated east-west; ii. generally east-west roads, to allow lots to have their long axes typically orientated north-south.	AO12.3 – Not Applicable Section B is not applicable. The proposal realigns two existing lots and involves no new road, road reserve, cycle route or pedestrian route. Existing transport infrastructure and access remain unchanged.
PO13 Development provides connected road, pedestrian and bicycle networks.	AO13 Development involving new road ensures that a no through road is included only where: a. physical features obstruct road network continuity; b. it is demonstrated that there is no alternative road layout, option or arrangement to provide for road continuity; c. connections with a direct line of sight are provided to existing, proposed or potential through-streets for pedestrians and cyclists at the end of any no through road; d. a manoeuvring area is dedicated for the road stub at the end of a no through minor road, in compliance with the standards in the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy; e. if for residential development, a no through road:	AO13 – Not Applicable Section B is not applicable. The proposal realigns two existing lots and involves no new road, road reserve, cycle route or pedestrian route. Existing transport infrastructure and access remain unchanged.

Performance Outcomes	Acceptable Outcomes	Response
	i. accommodates a maximum of 200 vehicle movements per day; ii. provides a visible manoeuvring area from the no through road entrance; iii. is no longer than 150m. f. if for industrial development, a no through road accommodates a maximum of 1,000 vehicle movements per day. *Note—Physical features that might obstruct road network connectivity include waterways, parks or significant land use change. The road layout should be designed to overcome the constraint or alternative arrangements such as infrastructure solutions should be provided. If no practical option exists, then this must be demonstrated in the development application.*	
PO14 Development maximises opportunities to provide on-street car parking where: a. in compliance with the intended function of the road; b. taking into consideration kerb space requirements for: i. bus stops, passenger set down, servicing and traffic control devices; ii. street trees and landscaping; iii. street furniture and public signage; iv. utilities and other infrastructure.	AO14 Development provides on-street car parking in compliance with the Infrastructure design planning scheme policy and Transport, access, parking and servicing planning scheme policy.	AO14 – Not Applicable Section B is not applicable. The proposal realigns two existing lots and involves no new road, road reserve, cycle route or pedestrian route. Existing transport infrastructure and access remain unchanged.
PO15 Development provides intersection designs that ensure: a. safety, efficient function and visibility for vehicles, pedestrians and cyclists; b. verge areas that provide sufficient space for safe pedestrian movement; sufficient space for infrastructure and traffic management.	AO15 Development provides intersections that are designed in compliance with the Infrastructure design planning scheme policy.	AO15 – Not Applicable Section B is not applicable. The proposal realigns two existing lots and involves no new road, road reserve, cycle route or pedestrian route. Existing transport infrastructure and access remain unchanged.
PO16 Development provides a transport network that caters for the extension of existing or future public transport routes and infrastructure including safe pedestrian set-down and pick-up facilities.	AO16 Development provides bus infrastructure and intersections that are designed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy.	AO16 – Not Applicable Section B is not applicable. The proposal realigns two existing lots and involves no new road, road reserve, cycle route or pedestrian route. Existing transport infrastructure and access remain unchanged.
PO17 Development provides a transport network that is: a. designed to operate safely for users, pedestrians and cyclists;	AO17 Development provides a secondary road access if access to lots is used by more than 1,000 vehicles per day.	AO17 – Not Applicable Section B is not applicable. The proposal realigns two existing lots and involves no new road, road reserve, cycle

Performance Outcomes	Acceptable Outcomes	Response
b. ensures emergency access or evacuation in emergencies.	*Note—The secondary access is to provide emergency vehicles with an alternative route where the primary route may be heavily trafficked and the effectiveness of emergency response is reduced.*	route or pedestrian route. Existing transport infrastructure and access remain unchanged.
Section C—Specific performance outcomes and acceptable outcomes applicable to development		
Section C1—Development for reconfiguring a lot involving any of the following: a. a site that is more than 1ha in the Emerging community zone; or b. the number of potential dwellings is 20 or more in the Emerging community zone; or c. a site that is more than 7,000m2 in the Low density residential zone or Low-medium density residential zone; or d. the number of lots is 20 or more; or e. the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or f. the creation of more than 50% of the lots with an area less than 350m2 where not associated with a material change of use or in accordance with an approved building, if in a zone other than the Low-medium density residential zone. *Note—Refer to the Structure 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.*		
PO18 Development delivers contained, sustainable and functional communities comprised of walkable, highly connected and legible neighbourhoods that ensure: a. the lot frontage of all residential lots is within: i. 400m walking distance from a local park, community hub or other central focal point to create a strong and positive neighbourhood identity; ii. 800m walking distance of a local shop and services; b. the greatest intensity of development is within 400m walking distance from: i. a centre other than a Neighbourhood centre; ii. high frequency public transport; c. if residential development, a variety of lot sizes are provided to accommodate a range of dwellings consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; d. connected transport and public parks networks are provided to encourage public and active transport use within and between neighbourhoods; e. an interconnected street pattern that results in safe, connected and permeable neighbourhoods; f. centrally located parks;	AO18.1 Development is designed and sited in compliance with: a. the structure outlined in a neighbourhood plan, a development approval or a preliminary approval that is relevant to the full nature and extent of the development and that clearly indicates the following: i. integration, connection and relationship of the site with surrounding land uses; ii. roads, pathways, bicycle and public transport stops and stations; iii. character and environmental values and development constraints; iv. parks and key destinations such as centres and community facilities; or b. a structure plan prepared in accordance with the Structure planning planning scheme policy. *Note—A neighbourhood plan, preliminary approval or development approval must provide comprehensive information that guides the land use pattern, scale, arrangement, connections, transport network and relationship of the development to surrounding features and values. A structure plan must be prepared in accordance with the Structure planning scheme policy where this information is insufficient.*	AO18.1 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.
	AO18.2 Development likely to generate significant pedestrian movements provides a layout with a:	AO18.2 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.

Performance Outcomes	Acceptable Outcomes	Response
g. sites are provided for community activities, services and facilities and utilities; h. integrated development with compatible surrounding development approvals and established residential areas; i. the outcomes of neighbourhood plans are delivered; j. site characteristics and setting are addressed including character and environmental values and development constraints, as detailed in an applicable neighbourhood plan or overlay or as determined through a structure planning process. *Note—A structure plan prepared in accordance with the Structure planning scheme policy can assist in demonstrating the achievement of this outcome. A structure plan must be prepared where in the Emerging community zone.* *Note—In interpreting PO18(b)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.*	a. maximum street block length of 220m; b. maximum street block depth of 80m; c. mid-block pedestrian pathway: i. every 150m of street block length or part thereof where a street block length exceeds 200m; ii. providing a minimum 5m wide direct line of sight between the link ends.	
PO19 Development ensures that the layout retains and responds to: a. physical features such as topography, natural drainage systems and significant vegetation; b. existing heritage or character buildings; c. adjoining existing uses and the transport and public park networks.	AO19.1 Development retains and incorporates significant vegetation within a park, the road reserve, waterways or corridors, common property or private open space areas. *Note—The Vegetation planning scheme policy provides guidance on determining what significant vegetation is to be considered in demonstrating achievement of this outcome*	AO19.1 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.
	AO19.2 Development integrates heritage or character buildings with community facilities or shared facilities.	AO19.2 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.
PO20 Development provides a layout that supports pedestrian access to public transport services by locating: a. a high proportion of dwellings close to public transport stops; b. higher density residential development close to transport stops; c. non-residential or high trip-generating uses immediately proximate to transport stops.	AO20 Development provides 90% or more of lots and all non-residential uses intended for public visitation within a 400m walking distance of an existing or future stop on a public transport route or a dedicated public pedestrian access point to a railway or busway station.	AO20 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.

Performance Outcomes	Acceptable Outcomes	Response
PO21 Development provides a high proportion of lots that can accommodate climate-responsive subtropical building design for solar access and breeze.	AO21.1 Development provides lots that are generally designed and positioned to locate: a. small lots or the greatest dwelling densities on north-facing slopes with gradients of less than 15%; b. larger lots or the lowest dwelling densities on south-facing slopes or parts of the site where solar access is poor.	AO21.1 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.
	AO21.2 Development involving a small lot that has a building envelope plan, or provides for integrated small lot development, identifies on the building envelope plan private open space orientated to the north or north-east if this can be accommodated to the rear or side of buildings.	AO21.2 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.
PO22 Development provides a range of lot sizes and types mixed in one location and located on any street frontage that: a. meet the housing choice outcomes for the zone, zone precinct or neighbourhood plan; b. is consistent with the surrounding lot character; or c. provides a gradual transition in lot character where the site's location provides opportunities to locate near public transport stops and stations and enables ease of access to services and facilities. *Note—A performance outcome for a small lot that does not comply with AO22.2 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.*	AO22.1 Development provides a range of lot sizes that comply with: a. the zone, zone precinct, neighbourhood plan, preliminary approval or development approval; or b. if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, a maximum of 18 dwellings per hectare in the Low density residential zone, and 24 dwellings per hectare in the Low-medium density residential zone; or c. if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, the requirements of Table 9.4.10.3.B and surrounding lot character consistent with the proposed uses of the site. *Note—The density of dwellings per hectare is calculated based on the number of dwellings (such as dwelling houses, multiple dwellings) relative to the area of the site for proposed lots intended for dwellings and inclusive of land intended to be included in the Local zone precinct of the Open space zone and local roads.*	AO22.1 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.

Performance Outcomes	Acceptable Outcomes	Response
	AO22.2 Development fronting an existing or proposed road provides: a. no more than 6 contiguous small lots that are separated by no less than 2 standard lots from other small lots, where in the Emerging community zone, Low density residential zone and Character residential zone; b. no more than 6 contiguous small lots that feature abutting built to boundary walls, where in the Low-medium density residential zone; c. if adjoining land in the Residential zones category or the Emerging community zone: i. a consistent lot character; ii. a gradual transition in lot sizes, dimensions and layout where within 400m walking distance from a centre other than a Neighbourhood centre, and high frequency public transport. *Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.* *Note—In interpreting AO22.2(c)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.*	AO22.2 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.
PO23 Development involving lots for non-residential, centre or mixed use development is provided in the following appropriate locations that take advantage of: a. site access opportunities or restrictions; b. positive streetscape or park interface opportunities; c. opportunities to locate near transport stops or on transport routes;	AO23 Development involving lots for non-residential, centre or mixed use development in a residential neighbourhood or subdivision are located: a. with a frontage to a road higher than a minor road in the road hierarchy that can serve as the primary vehicle access point; b. on the end of street blocks or corners; c. within 200m walking distance of a dedicated public pedestrian access point of, or is integrated with, a public transport stop or station;	AO23 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.

Performance Outcomes	Acceptable Outcomes	Response
d. uses and building forms to act as noise buffers to external noise sources such as major roads, railways or other non-residential uses; e. development interfaces and land use transitions to residential uses.	d. so that the change of use between residential and non-residential uses occurs along the shared rear boundaries of lots.	
PO24 Development provides a lot mix and location within a residential neighbourhood or subdivision that supports positive streetscape outcomes and balances expected building forms, driveway frequency, on-street parking, water sensitive urban design and other elements.	AO24.1 Development where providing lots for multiple dwellings: a. facilitates direct pedestrian and vehicle access to ground-floor dwellings; b. locates lots: i. on corner sites; or ii. at the ends of street blocks; or iii. where they have dual frontage. *Note—Vehicle access in the form of shared driveways and crossovers is desirable to maximise the availability of on-street car parking and provision of street trees.*	AO24.1 – Not Applicable Section C1 is not triggered by this realignment of two existing developed lots associated with retained buildings. No additional dwelling, new road, park or bicycle or pedestrian network element is proposed.
	AO24.2 Development ensures that a lot that is less than 350m^2 or with a frontage width less than 10m: a. is located mid-block or adjacent to a park where there is dual frontage; b. is located in a group up to but not more than 6 in a row to enable integrated design and construction solutions; c. if serviced by a rear lane, the lane is no longer than 60m in length.	AO24.2 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.
	AO24.3 Development provides for larger lots located on corners or at the end of T-intersections.	AO20 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.
PO25 Development involving a lot intended for a dwelling house is of a regular shape and an appropriate size and dimensions: a. for the siting and construction of any existing or potential dwelling houses and any ancillary building or activity; b. to maximise outdoor private space, privacy and amenity; c. to provide convenient on-site vehicle access and parking.	AO25.1 Development provides lots that are rectangular or regular in shape, with the depth dimension greater than the width dimension and in accordance with Table 9.4.10.3.B.	AO25.1 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.
	AO25.2 Development with lots less than 600m^2 provides lots that are rectangular or regular in shape and has a minimum of 65% of lots orientated in accordance with Figure a.	AO25.2 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.

Performance Outcomes	Acceptable Outcomes	Response
PO26 Development provides land for park purposes that is well distributed and located and is consistent with: a. the nature of surrounding parks; b. the needs of occupants and visitors; c. the safety and connection to the transport network.	AO26 Development provides land for park purposes that is in compliance with the Park planning and design code and the Local government infrastructure plan.	AO26 – Not Applicable Section C1 is not applicable as the minor boundary realignment does not meet the qualifying criteria.
Section C2—Detailed performance outcomes and acceptable outcomes for a small lot, excluding lots less than 180m^2: a. not complying with the dimensions in Table 9.4.10.3.B; or b. with a frontage width of less than 10m.		
PO27 Development ensures that each small lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house, associated ancillary structures and site access without adversely impacting the: a. intended character of a locality; b. quality of the public realm and the provision of street trees; c. availability of on-street car parking; d. natural, character or heritage features of the lot. *Note—A performance outcome for a small lot that does not comply with AO27.1, AO27.2, AO27.3 and AO27.4 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.*	AO27.1 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a development footprint plan: a. formed by the acceptable outcomes for side and rear boundary setbacks for a dwelling house in compliance with the Dwelling house (small lot) code; b. 3m to the primary street frontage or the least setback of an adjoining dwelling, wherever is greater; c. 1.5m to any secondary street frontage where for a corner lot; d. 3m to any private open space on an existing or proposed adjoining small lot. *Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.* *Note—The development footprint plan does not override the Dwelling house (small lot) code other than to the extent provided for in that code.* AO27.2 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a minimum of 16m^2 principle private open space with a minimum dimension of 4m.	PO27 - Complies The boundary realignment seeks to realign a common boundary between Units 1 and 2, and will not affect the established dwellings on each lot. This demonstrates that each lot is capable of accommodating a dwelling as intended within the zone and as already established by other multiple-unit developments in the surrounding area.

Performance Outcomes	Acceptable Outcomes	Response
	Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994. *Note—The development footprint does not override the Dwelling house (small lot) code other than to the extent provided for in that code.*	
	AO27.3 Development locates the development footprint plan so that no more than 6 dwelling houses in a row provide for co-located built to boundary walls. *Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.*	
	AO27.4 Development where a small lot with a frontage width of less than 10m provides a development footprint plan demonstrating that any vehicle parking areas, access or driveway is in a location that: a. minimises impacts to existing street trees and on-street car parking; b. maximises opportunities for street tree planting and on-street car parking. *Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.*	
Section C3—Additional performance outcomes and acceptable outcomes for a lot less than 180m²		
PO28 Development ensures that a lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house, associated ancillary structures and site access in accordance with section B of the Dwelling house (small lot) code, without adversely impacting the:	AO28.1 Development provides a development footprint plan that demonstrates compliance with the acceptable outcomes identified in section B of the Dwelling house (small lot) code. *Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.*	PO28 – Complies The boundary realignment will retain the existing dwellings, access, parking, services and drainage, with the works limited to a small extent of the common boundary of Lots 1 and 2 only. This demonstrates that the lots are able to be developed with low-density residential development as

Performance Outcomes	Acceptable Outcomes	Response
a. intended character of the local area and street context; b. future development potential and residential amenity of the reconfigured lot and adjoining lots; c. quality of the public realm and the provision of street trees; d. ability to effectively manage stormwater to ensure that stormwater run-off does not have an adverse impact on the safety of, or cause nuisance to properties; e. access to and maintenance of infrastructure, servicing and utilities; f. transport network including the availability of on-street car parking. *Note—This performance outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.* *Note—In Brisbane's subtropical climate, small lot sizes, built to boundary walls and shared walls require careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide requirements for stormwater management. Development should ensure proper management of run-off from the site, neighbouring properties and any external catchments during minor and major storm events.* *Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.*	*Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.* AO28.2 Development provides no more than 6 lots less than 180m^2 in a row. AO28.3 Development provides a driveway and crossover to each lot in accordance with: a. AO31.2, AO31.3, AO31.4 and AO31.5 in the Dwelling house (small lot) code; b. the Transport, access, parking and servicing planning scheme policy. *Note—The relevant outcomes shown on the development footprint plan must consider the location of driveways and crossovers required as part of the subdivision.* AO28.4 Development ensures stormwater run-off from the site and upslope catchments: a. can be directed along at least one side boundary for a group of up to 6 lots, at the lowest point of the site, with a minimum width of 1m at existing ground levels; b. is managed in accordance with the Stormwater code *Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.*	envisaged within the Character Residential Zone. Therefore, a development footprint plan is not required in this instance.
PO29 Development does not interfere with the safety and function of higher order roads. *Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.* *Note—Relevant standards and requirements to justify compliance with this criteria are located in the Transport,*	AO29 Development provides vehicle access from a minor road. *Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.*	AO29 – Complies The existing common property access to Wellington Street is retained. Wellington Street is identified as a Neighbourhood Road (lowest order).

Performance Outcomes	Acceptable Outcomes	Response
access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy. *Note—A traffic impact assessment may be required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied.*		
Section C4—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone		
PO30 Development provides a lot layout plan that: a. facilitates the integration of industrial development with other adjacent industrial development and the transport network elements intended for industrial traffic; b. minimises impacts to existing or potential incompatible land uses.	AO30.1 Development involving an industrial lot ensures vehicle access is to a road intended for industrial access, not a residential street.	AO30.1 – Not Applicable The site is in the Character Residential (Infill Housing) Zone.
	AO30.2 Development provides lots or easements for non-industrial uses such as private open space, environmental or stormwater management that create spatial separation between industrial lots and other incompatible land uses.	AO30.2 – Not Applicable The site is in the Character Residential (Infill Housing) Zone.
PO31 Development for industrial uses that are proposed to be serviced by a railway, road freight depot, intermodal terminal, airport or seaport maximises access to these facilities.	AO31 Development provides lots that are arranged to: a. provide direct frontage to a railway, road freight depot, intermodal terminal, airport or seaport loading and unloading area; b. be accessed by shared access ways, over private land or public road in the site, linking to the loading and unloading areas.	AO31 – Not Applicable The site is in the Character Residential (Infill Housing) Zone.
PO32 Development in the General industry C zone precinct of the Industry zone and the Extractive industry zone, provides lots that: a. are of a size that facilitates a variety of industrial and industry compatible land uses; b. are not subdivided or otherwise fragmented into unviable lot sizes.	AO32 Development on land in the General industry C zone precinct of the Industry zone and the Extractive industry zone retained in large lots in compliance with Table 9.4.10.3.B.	AO32 – Not Applicable The site is in the Character Residential (Infill Housing) Zone.
Section C5—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 *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.*		
PO33 Development: a. facilitates the integration of centre and mixed uses with adjacent uses and features; b. complements and enhances existing or proposed public spaces;	AO33 No acceptable outcome is prescribed.	PO33 – Not Applicable The site is in the Character Residential (Infill Housing) Zone.

Performance Outcomes	Acceptable Outcomes	Response
c. ensures minimum impact on the amenity of adjacent and nearby areas; provides for reasonable buffers between any existing or potential incompatible land uses.		
Section C6—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		
PO34 Development provides a lot design that protects, maintains and enhances ecological features, significant vegetation, koala habitat trees and rural land values. *Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy and accommodated through the approach described in the Structure planning planning scheme policy.* *Note—This performance outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.*	AO34 Development identifies a development footprint plan or building envelope plan for each lot and demonstrates that lot design and layout conserves ecological features, significant vegetation, koala habitat trees and rural land values in a spatial configuration that: a. consolidates and connects areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; b. minimises fragmentation of areas to be conserved for biodiversity purposes by infrastructure; c. does not further fragment viable rural land. *Note—This acceptable outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of a development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.*	AO34 – Not Applicable The site is in the Character Residential (Infill Housing) Zone.
PO35 Development provides vehicular access that is: a. available to each lot or building envelope area; b. does not result in the loss of ecological features, significant vegetation and koala habitat trees. *Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy.*	AO35 Development provides vehicle access via a road and within a lot that is designed to minimise the clearing of vegetation and potential threat to fauna movement. *Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.*	AO35 – Not Applicable The site is in the Character Residential (Infill Housing) Zone.
Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots		
If dividing land into parts by an agreement that is a lease or an exclusive use agreement or lease or the reconfiguring of an existing or approved building whether or not including land		
PO36 Development does not result in:	AO36.1 Development ensures: a. the use of premises remains lawful;	AO36.1 – Not Applicable The boundary realignment will involve freehold lots.

Performance Outcomes	Acceptable Outcomes	Response
a. the use of a premises being impaired or made unlawful; b. dependent activities of a use becoming separated by titling; c. the functioning of the relevant development approval being compromised. *Note—For instance, where premises are used for any industrial use that includes an ancillary office, the office cannot be separately titled as it is dependent on the industrial use component.* *Note—For instance, while the reconfiguring a lot for a multiple dwelling provides individually titled units through a building form plan with a land component, the private courtyard for each unit is to be included in the title of each unit and not in the common property unless expressly required by an overlay. For example, land subject to hazard may necessitate private courtyards be within common property for maintenance purposes.* *Note—In some instances it is appropriate to allow for reconfiguring a lot of land by either community title or a standard format plan if a combined development application for a material change of use includes an existing building that is to be retained on the site and separately titled. Reconfiguration of an existing use does not materially change the nature of the existing approval.*	development remains in compliance with planning and building standards and development approvals.	
	AO36.2 Development of premises for its intended or approved use is lawful and in compliance with planning and building standards and development approvals.	AO36.2 – Not Applicable The boundary realignment will involve freehold lots.
If involving a standard format lot with common property such as requiring a community management scheme under the *Body Corporate and Community Management Act 1997* *Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.*		
PO37 Development involving common property under the *Body Corporate and Community Management Act 1997*, provides residential lots that have an appropriate area and dimensions: a. for siting and constructing the intended building and any ancillary outbuilding and structure; b. for the provision of private open space, vehicle access and parking; c. that are consistent with the zone, zone precinct, neighbourhood plan and overlay outcomes applicable to the site.	AO37 No acceptable outcome is prescribed	PO37 – Complies The boundary realignment will retain the existing dwellings on Lot 1 and 2 including car parking, access and servicing arrangements.

Performance Outcomes	Acceptable Outcomes	Response
Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.		
PO38 Development provides internal access ways and driveways that: a. are designed to clearly indicate the function of the access way b. provide acceptable levels of access, functionality, safety, amenity and convenience for users, as well as catering for car parking facilities.	AO38.1 Development for the purposes of residential development or the residential components of development, provides lots that are of a size and dimension to accommodate the following: a. internal access ways that are designed in compliance with Table 9.4.10.3.C; b. internal driveways serving a single dwelling that are a maximum of 3m wide; c. driveways serving more than 3 lots that are at least 4m wide.	PO38 – Complies The common property driveway, internal access and parking arrangements will remain unchanged as a result of this boundary realignment. Existing access functionality, safety, amenity, and convenience will be maintained.
	AO38.2 Development involving other purposes, has internal access ways and driveways in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	