

# APPENDIX 1 – CODE ASSESSMENT

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# 1. Zone Code

## 1.1 Character Residential Zone Code

### 1.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>(1) The purpose of the character residential zone is to:</b>                      (a) ensure the character of a residential area is protected or enhanced; and                      (b) provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.</p>		
<p><b>(2) The purpose of the zone will be achieved through overall outcomes for:</b>                      (a) zone role;                      (b) development location and uses;                      (c) development form;                      (d) the following zone precincts:                          (i) Character zone precinct;                          (ii) Infill housing zone precinct.</p>		
<p><b>(3) Zone role overall outcomes are:</b>                      (a) Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:                          (i) Theme 2: Brisbane’s outstanding lifestyle, Element 2.1 – Brisbane’s identity and Element 2.2 – Brisbane’s housing and accommodation choices;                          (ii) Theme 5: Brisbane’s CityShape and Element 5.5 – Brisbane’s Suburban Living Areas.</p>		
<p><b>(4) Development location and uses overall outcomes are:</b></p>		
<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>The proposal maintains the existing compliant building height of two (2) storeys under 9.5m NGL.</p>	<p><input checked="" type="checkbox"/> Compliant  <input type="checkbox"/> N/A  <input type="checkbox"/> Performance Solution</p>
<p>(b) 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;</p>	<p>The proposal involves the renovations to an existing Dwelling house to convert into a Rooming accommodation.</p>	<p><input checked="" type="checkbox"/> Compliant  <input type="checkbox"/> N/A  <input type="checkbox"/> Performance Solution</p>

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(ii) a low density and intact suburban identity to be maintained in which multiple dwellings and dual occupancy are not accommodated.		
<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>	The subject site is not located within the Infill housing zone precinct.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(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.	The proposal reflects and supports the high level of comfort, quiet, privacy and safety reasonably expected within a predominantly low density permanent residential environment.	<input checked="" type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(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.	The proposal does not include an active frontage use.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(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.	The proposed development is not for commercial character-building activities.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(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: <ul style="list-style-type: none"> <li>(i) have a gross floor area of less than 250m<sup>2</sup>;</li> <li>(ii) serve local residents' day-to-day needs;</li> <li>(iii) not undermine the viability of a nearby centre.</li> </ul>	The proposed development does not include a non-residential use.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(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.	The proposed development does not include a non-residential use.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(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.	The proposed development does not include a non-residential use.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(j) 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.	The proposed development does not include a non-residential use.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(k) Development for rooming accommodation accommodates 5 persons or less.	The proposed Rooming accommodation is limited to 5 rooms.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>(5) Development form overall outcomes are:</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.	The subject site is 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.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(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.	The proposal is of a height, bulk, scale and form, materials and detailing which is compatible with the traditional building character of the Character residential zone.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(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.	The proposal retains the existing pre-1947 dwelling house.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(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.	The proposal reflects the traditional building character of a dwelling house constructed in 1946 or earlier.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(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.	The proposed development supports a subtropical character by ensuring the dwelling provides generous setbacks to all boundaries to maintain appropriate amenity and access to sunlight, daylight and privacy to adjoining neighbours.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p>(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:</p> <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>	<p>The proposed development supports a subtropical character by ensuring the dwelling provides generous setbacks to all boundaries to maintain appropriate amenity and access to sunlight, daylight and privacy to adjoining neighbours.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<p>(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.</p>	<p>The proposed 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.</p>	<p><input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<p><b>(6) Character zone precinct overall outcomes are:</b></p>		
<p>(a) Development retains a dwelling house built in 1946 or before.</p>	<p>The proposal retains the existing dwelling house.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<p>(b) Development provides that a new dwelling house:</p> <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>	<p>The proposed extensions achieve a compatible scale in design with the existing dwelling house.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<p>(c) Development for a dwelling other than a dwelling house is not accommodated within the Character zone precinct.</p>	<p>The proposal is for a rooming accommodation that is accommodated within the existing Dwelling house.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(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.	The proposal does not involve a reconfiguring of a lot.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>(7) Infill housing zone precinct overall outcomes are:</b>		
(a) Development retains a dwelling house built in 1946 or before.	The subject site is not located within the infill housing zone precinct.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(b) Development provides that a new dwelling house, dual occupancy or multiple dwelling: <ul style="list-style-type: none"> <li>(i) is no more than 2 storeys in height;</li> <li>(ii) is located between or behind dwelling houses built in 1946 or before on an appropriately sized and configured vacant lot;</li> <li>(iii) is compatible in scale and design with existing dwellings built in 1946 or before;</li> <li>(iv) reinforces the traditional building character of the Infill housing zone precinct.</li> </ul>	The subject site is not located within the infill housing zone precinct.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(c) Development achieves a maximum dwelling yield of one dwelling per 300m <sup>2</sup> of site area.	The subject site is not located within the infill housing zone precinct.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(d) 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: <ul style="list-style-type: none"> <li>(i) is consistent with the predominant traditional building character and amenity expectations of residents in the Infill housing zone precinct;</li> </ul>	The subject site is not located within the infill housing zone precinct.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan.		
(e) 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.	The subject site is not located within the infill housing zone precinct.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(f) 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.	The subject site is not located within the infill housing zone precinct.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(g) 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; (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.	The subject site is not located within the infill housing zone precinct.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(h) 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.	The subject site is not located within the infill housing zone precinct.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(i) 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.	The subject site is not located within the infill housing zone precinct.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(j) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.	The subject site is not located within the infill housing zone precinct.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
(k) Development provides for a residential dwelling on a site which fronts a heavily trafficked road or other noise source to be: <ul style="list-style-type: none"> <li>(i) suitably located and orientated on the site;</li> <li>(ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.</li> </ul>	The subject site is not located within the infill housing zone precinct.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

## 2. Neighbourhood Plan Code

### 2.1 Indooroopilly Centre Neighbourhood Plan Code

#### 2.1.1 Performance Outcomes & Acceptable Outcomes

Performance outcomes	Acceptable outcomes	Comments
<b>General</b>		
<p><b>PO1</b> 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 with 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 an adjoining site.</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. 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> Development complies with:</p> <ul style="list-style-type: none"> <li>a) the number of storeys and building height in Table 7.2.9.1.3.B;</li> <li>b) the maximum gross floor area in Table 7.2.9.1.3.C;</li> <li>c) the boundary setbacks in Table 7.2.9.1.3.D.</li> </ul> <p>Note—Neighbourhood plans will mostly specify a 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. Note—Where development is located in a street that is subject to a road widening requirement, the new property alignment, after the proposed widening, is regarded as the street front property boundary.</p>	<p>Complies - The proposal achieves compliance with the acceptable outcome.</p>

<p><b>PO2</b> Development provides long term infrastructure for the parks network and land for community facilities network to meet the recreational needs of residents and workers.</p>	<p><b>AO2.1</b> Development provides land for a new park in the location specified as Future park in Figure b and the Local government infrastructure plan.</p> <p><b>AO2.2</b> Development protects land for the provision of park in the general location specified in Figure b annotation 'A' and in accordance with the Long term infrastructure plans.</p> <p><b>AO2.3</b> Development protects land for community facilities in the general location specified in Figure b in accordance with the Long term infrastructure plans.</p>	<p>Not applicable – the subject site is not required to provide long term infrastructure.</p>
<p><b>PO3</b> Development provides land to support the creation of a road network that:</p> <ul style="list-style-type: none"> <li>a) efficiently provides for the movement of traffic, including required road widening and new roads;</li> <li>b) provides comfortable pedestrian environments;</li> <li>c) meets the needs of a range of users, including persons with mobility impairments;</li> <li>d) positively contributes to landscaped, shaded, subtropical streetscapes in the neighbourhood plan area.</li> </ul>	<p><b>AO3</b> Development dedicates land to Council for road widening and new roads in accordance with Figure a and Figure f.</p>	<p>Not applicable – the subject site is not required to dedicate land to Council for road widening or new road.</p>
<p><b>PO4</b> Development ensures:</p> <ul style="list-style-type: none"> <li>a) vehicle entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian</li> </ul>	<p><b>AO4.1</b> Development provides a maximum of 2 vehicle access points to each site and shared vehicular access is used where possible.</p> <p><b>AO4.2</b></p>	<p>Complies – The proposal is limited to a maximum of 2 vehicle access points for the proposal.</p>

<p>environment and to reduce the visual impact on the street environment;</p> <p>b) pedestrian movement, comfort and safety is maximised in areas of high pedestrian usage by reducing pedestrian and vehicular conflict;</p> <p>c) driveway crossovers maintain the integrity, quality and primacy of footpaths.</p>	<p>Development does not provide vehicular access from a primary frontage where an alternative access is available by a side street or rear service lane.</p>	
	<p><b>AO4.3</b> Development provides rear service lanes to adjoining properties from the nearest public road to enable vehicular access and servicing as indicated in Figure b. Note—It may be necessary to provide a number of lanes within a city block to service all properties. Note—Rear service lane locations are indicative and should be read as specifying intent to achieve alternative access and servicing to adjoining sites.</p>	
	<p><b>AO4.4</b> Development creates easements over rear service lanes benefiting all parties to the easement, including adjoining owners and the Council, in perpetuity if the Council determines that these are to serve more than 1 individual development or property.</p>	
<p><b>PO5</b> Development ensures the scale, width, design and tenure of an arcade to reflect its function and location.</p>	<p><b>AO5</b> Development provides an arcade as indicated in Figure b. Note—Arcades are shown in the general location in which they are needed.</p>	<p>Not applicable – the subject site is not required to provide an arcade.</p>
<p><b>PO6</b> Development within or adjacent to the rail corridor ensures the safety, amenity and preservation of the integrity of the rail corridor without operational restrictions.</p>	<p><b>AO6</b> No acceptable outcome is prescribed</p>	<p>Not applicable – the subject site is not located within or adjacent to the railway corridor.</p>
<p><b>If in the Multi-purpose centre precinct (Indooroopilly centre neighbourhood plan/NPP-001)</b></p>		
<p><b>PO7</b> Development includes a mix of commercial and residential uses that provide the level of activity</p>	<p><b>AO7</b> Development on land fronting the following streets achieves the specified land use mixes:</p>	<p>Not applicable – the subject site is not located within a precinct.</p>

<p>needed to support the role and function of each sub-precinct and street in the centre.</p>	<ul style="list-style-type: none"> <li>a) Moggill Road and Coonan Street — non-residential (shop and office) activities;</li> <li>b) Station Road and Lambert Road — non-residential (shop, food and drink outlet being a cafe or a restaurant, office) on the ground storey and podium levels and residential above podium level;</li> <li>c) all other streets — residential activities.</li> </ul>	
<p><b>PO8</b> Development provides a built form typology that facilitates the preferred land uses and reinforces the character of the street.</p>	<p><b>AO8</b> Development provides a built form:</p> <ul style="list-style-type: none"> <li>a) fronting Coonan Street, Moggill Road, Station Road and Lambert Road, that incorporates a podium and tower typology in accordance with Figure d;</li> <li>b) fronting any other street, that incorporates a podium sleeve and tower typology as specified in Figure e.</li> </ul>	<p>Not applicable – the subject site is not located within a precinct.</p>
<p><b>PO9</b> Development includes a podium and tower that:</p> <ul style="list-style-type: none"> <li>(a) facilitates increased residential and non-residential uses;</li> <li>(b) avoids the creation of a ‘canyon’ of buildings along streets;</li> <li>(c) minimises the visual impacts of tall buildings from street level;</li> <li>(d) minimises the impacts on adjoining buildings;</li> <li>(e) positively contributes to an attractive landscaped urban character in the centre;</li> <li>(f) allows air flow between buildings and views through the site.</li> </ul>	<p><b>AO9.1</b> Development with a podium typology and tower complies with the minimum setbacks in Table 7.2.9.1.3.D.</p> <p><b>AO9.2</b> Development ensures if a commercial podium is proposed and residential uses exist on an adjoining site at the ground or first storey, the maximum height of the podium is 2 storeys at that side boundary.</p> <p><b>AO9.3</b> Development ensures that the podiums of a building are:</p> <ul style="list-style-type: none"> <li>a) built to the side boundary for a minimum distance of 10m from the front property boundary, except if:</li> </ul>	<p>Not applicable – the subject site is not located within a precinct.</p>

	<p>a. there is a requirement for the provision of an overland flow path; or                  b. the site adjoins the boundary of a property outside the precinct;                  b) if (a)(i) or (ii) apply, no part of the development is less than 2m from the boundary with the adjoining property.</p>	
	<p><b>AO9.4</b>                  Development ensures that a building with towers above a podium has the towers separated by a distance of at least 12m.                  Note—This is only applicable where there is more than 1 tower within a site.</p>	
	<p><b>AO9.5</b>                  Development ensures that a building incorporating a podium design includes landscape areas at roof top level.</p>	
	<p><b>AO9.6</b>                  Development which locates car parking within podiums ensures parking is sleeved by active uses so it is not visible from any street.</p>	
	<p><b>AO9.7</b>                  Development ensures that the podium levels of a building have minimum floor-to-floor height of 4m.</p>	
	<p><b>AO9.8</b>                  Development has podium and tower roof space designed for use as communal open space that is directly accessible from tenancies or units, remains unenclosed and screens and soundproofs utility areas.</p>	
	<p><b>AO9.9</b>                  Development of residential, commercial or mixed use multi-storey buildings including balconies:                  a) are a maximum length of 30m in any direction;</p>	

	<ul style="list-style-type: none"> <li>b) extend for no more than 75% of the width of the property;</li> <li>c) on a large site comprise more than 1 tower to reduce bulk and towers are separated by at least 12m.</li> </ul>	
	<p><b>AO9.10</b> Development on a corner site may involve buildings built to the street boundary above podium level for a distance of up to 15m from the corner.</p>	
	<p><b>AO9.11</b> Development ensures that a building provides at least 1 pedestrian entrance for every 15m of building frontage.</p>	
<p><b>PO10</b> Development of a building includes a podium sleeve and tower typology to:</p> <ul style="list-style-type: none"> <li>a) facilitate an increased residential population;</li> <li>b) limit the bulk of taller building elements;</li> <li>c) present a lower scale at street level;</li> <li>d) minimise the amenity impacts on other properties and public open space in terms of access to sunlight, daylight and breezes;</li> <li>e) enable existing and future building.</li> </ul>	<p><b>AO10.1</b> Development comprises a podium sleeve and tower typology in accordance with Figure e.</p> <p><b>AO10.2</b> Development of a building includes a 4-storey podium sleeve fronting the street that, in accordance with Figure e:</p> <ul style="list-style-type: none"> <li>a) is set back a minimum of 4m from the front boundary;</li> <li>b) has a maximum depth of 10m;</li> <li>c) is set back a minimum of 2m to side boundaries, with screening to any windows facing the side boundary;</li> <li>d) incorporates balconies, living areas or other active uses orientated to the street.</li> </ul> <p><b>AO10.3</b> Development of a building including a tower element above 4 storeys is set back a minimum of:</p> <ul style="list-style-type: none"> <li>a) 5m from the side boundaries;</li> <li>b) 10m from the rear boundary;</li> </ul>	<p>Not applicable – the subject site is not located within a precinct.</p>

	<p>c) 7m from the front boundary. Note—Refer to Figure e.</p> <p><b>AO10.4</b> Development of a building: a) provides a maximum horizontal dimension for any tower of 30m on any 1 side or 75% the width of the site; b) on a large site comprises more than 1 tower to reduce bulk and towers are separated by at least 12m.</p> <p><b>AO10.5</b> Development designs buildings to ensure that the outlook from dwelling units is to the front and rear of the block to minimise the potential for direct interfacing or overlooking.</p>	
<p><b>If in the Multi-purpose centre precinct (Indooroopilly centre neighbourhood plan/NPP-001), where in or fronting the High Street sub-precinct (Indooroopilly centre neighbourhood plan/NPP-001a)</b></p>		
<p><b>PO11</b> Development in the sub-precinct supports the formation of a high-quality public domain along Station Road and Lambert Road. In particular, development: a. creates a distinctive streetscape character reflecting the need to provide attractive, cool, interesting pedestrian amenity; b. provides continuous shade by generous awnings and mature tree planting; c. provides outdoor dining areas that promote the vibrancy and amenity of the streetscape.</p>	<p><b>AO11</b> No acceptable outcome is prescribed.</p>	<p>Not applicable – the subject site is not located within a precinct.</p>
<p><b>If in the Multi-purpose centre precinct (Indooroopilly centre neighbourhood plan/NPP-001), where in the Moggill Road north sub-precinct (Indooroopilly centre neighbourhood plan/NPP-001b)</b></p>		

<p><b>PO12</b> Development within the sub-precinct does not prevent or negatively impact on the need to provide:</p> <ul style="list-style-type: none"> <li>a. transport infrastructure;</li> <li>b. public transport;</li> <li>c. public open space.</li> </ul>	<p><b>AO12</b> Development for non-residential (shop, office and commercial) purposes specifies:</p> <ul style="list-style-type: none"> <li>a. location and sequencing of major transport infrastructure;</li> <li>b. road network, site access and servicing;</li> <li>c. land use and built form.</li> </ul> <p>Note—Compliance can be achieved by preparing a structure plan. The relevant provisions of this neighbourhood plan are to inform the development of the structure plan.</p>	<p>Not applicable – the subject site is not located within a precinct.</p>
<p><b>If in the Multi-purpose centre precinct (Indooroopilly centre neighbourhood plan/NPP-001), where in the Indooroopilly shopping centre mixed use sub-precinct (Indooroopilly centre neighbourhood plan/NPP001c)</b></p>		
<p><b>PO13</b> Development or expansion of the Indooroopilly Shopping Centre achieves the following:</p> <ul style="list-style-type: none"> <li>a) diversified land uses, including shops, offices and accommodation activities;</li> <li>b) building bulk and scale is reduced through the use of podium and tower building typology elements;</li> <li>c) podium elements are built to the street frontage;</li> <li>d) podium wall planes are articulated by providing recesses and projections and by using a range of materials, including glass, that avoid creating featureless or overbearing building facades;</li> <li>e) tower heights are varied in response to the topography of the site and ensure a dynamic roof plane that adds to the appearance of the townscape;</li> <li>f) tower elements are set back a minimum of 10m from the street frontage to reduce the</li> </ul>	<p><b>AO13</b> No acceptable outcome is prescribed.</p> <p>Note—The relevant provisions of this code are to inform a supporting structure plan prepared in accordance with the Structure planning scheme policy.</p>	<p>Not applicable – the subject site is not located within a precinct.</p>

<p>visual dominance of the building in the streetscape;</p> <ul style="list-style-type: none"> <li>g) individual tower elements have a maximum building footprint of 1,200m<sup>2</sup>;</li> <li>h) tower elements are separated by a minimum of 12m to minimise amenity impacts;</li> <li>i) active street frontages are achieved along Station Road, Stamford Road and Musgrave Road by providing tenancies that are orientated to the street and accommodate centre activities;</li> <li>j) visible and connected pedestrian entries separated from driveways are provided along Station Road, Stamford Road and Musgrave Road;</li> <li>k) pedestrian movement is facilitated between the sub-precinct and any bus interchange area;</li> <li>l) significant trees are provided at the corners of the site;</li> <li>m) car parking areas located at ground level or above ground do not directly front the street and are sleeved with centre activity land uses to enhance the vibrancy of the centre and ensure safe streets;</li> <li>n) permanent new structures and buildings are not located within the future road upgrade/widening corridor shown in Figure a and Figure f;</li> <li>o) development takes into account the possible future bus interchange in the general location indicated in Figure b.</li> </ul>		
<p><b>PO14</b></p>	<p><b>AO14.1</b></p>	<p>Not applicable – the subject site is not located within a precinct.</p>

<p>Development of a new residential use provides space for a community use facility that meets the needs of the population.</p>	<p>Development provides a district community use facility of a minimum size of 500m<sup>2</sup> that is integrated into the development and is accessible to the public at all times.</p> <p><b>AO14.2</b> Development:</p> <ul style="list-style-type: none"> <li>a. dedicates the community use for exclusive use to the Council; or</li> <li>b. privately owns and manages the community use and leases it to the Council.</li> </ul>	
	<p><b>AO14.3</b> Development of a community use facility incorporates a layout that includes a range of large flexible rooms for a community hall, neighbourhood activity centre and community hub activities and meeting rooms. Note—This requirement does not apply where such a community facility has already been provided.</p>	
<p><b>If in the Witton Barracks precinct (Indooroopilly centre neighbourhood plan/NPP-002)</b></p>		
<p><b>PO15</b> Development:</p> <ul style="list-style-type: none"> <li>a. supports an integrated, high-quality district park and small-scale commercial and community use;</li> <li>b. maintains the landscape qualities on the site;</li> <li>c. allows public footpaths and cycleway connections through the site and along the Brisbane River;</li> <li>d. preserves the major transport infrastructure corridor on site and ensures impact on the recreational and amenity values of the land is minimised;</li> </ul>	<p><b>AO15</b> No acceptable outcome is prescribed.</p>	<p>Not applicable – the subject site is not located within a precinct.</p>

<p>e. maintains locally significant views and vistas to the Brisbane River, Walter Taylor Bridge and Mt Coot-tha;</p> <p>f. maintains and adaptively re-uses the heritage buildings on site;</p> <p>g. limits the impact of any new development on the heritage qualities and low-density character of the area to the east of the rail line.</p> <p>Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this outcome.</p>		
<p><b>If in the Special context area precinct (Indooroopilly centre neighbourhood plan/NPP-003), where in the Jackson Street special context area sub-precinct (Indooroopilly centre neighbourhood plan/NPP-003a)</b></p>		
<p><b>PO16</b> Development of a building reflects the rhythm, setting and building line of nearby buildings built in 1946 or before in the street to the east of the railway.</p>	<p><b>AO16</b> Development ensures that a building, excluding eaves, awnings, stairs and garage, is set back from any road alignment to be within 20% of the average front setback of the nearest building built in 1946 or before fronting the same street in accordance with Figure g. Note—Where a development is located in a street that is subject to a road widening requirement, the alignment of the proposed widening is regarded as the street-front property boundary.</p>	<p>Not applicable – the subject site is not located within a precinct.</p>
<p><b>PO17</b> Development ensures car parking structures and areas do not dominate the appearance and setting of a dwelling house when viewed from the street.</p>	<p><b>AO17.1</b> Development ensures car parking structures are not located between the front facade of the building and the street and have a maximum total width of 6m.</p> <p><b>AO17.2</b> Development of any garage or carport is:</p> <ul style="list-style-type: none"> <li>a) situated under or to the side or rear of the building;</li> <li>b) set back for the full depth of all open or enclosed verandahs on the upper level, in line with the original external wall;</li> </ul>	<p>Not applicable – the subject site is not located within a precinct.</p>

	<p>c) set back a minimum of 1m from the upper level of the front exterior wall where there is no verandah;</p> <p>d) to the rear of the dwelling house.</p> <p>Note—Refer to Figure h.</p>	
	<p><b>AO17.3</b> Development provides a driveway crossover that is a maximum width of 3.5m.</p>	
<p><b>PO18</b> Development ensures fences visible from the street are low and semi-transparent, and complement traditional fencing styles in the area.</p>	<p><b>AO18</b> Development ensures that front and return side fences forward of the main building complement the traditional character of the streetscape and:</p> <ol style="list-style-type: none"> <li>have a maximum height of 1.2m;</li> <li>be at least 20% transparent.</li> </ol> <p>Note—Refer to Figure i and Figure j.</p>	Not applicable – the subject site is not located within a precinct.
<p><b>PO19</b> Development of a new building, car parks or driveway is located to allow for retention and long-term viability of significant on-site vegetation.</p>	<p><b>AO19</b> Development does not remove significant vegetation.</p>	Not applicable – the subject site is not located within a precinct.
<p><b>If in the Special context area precinct (Indooroopilly centre neighbourhood plan/NPP-003), where in the Moggill Road west special context area sub-precinct (Indooroopilly centre neighbourhood plan/NPP-003b)</b></p>		
<p><b>PO20</b> Development of a building for non-residential use:</p> <ol style="list-style-type: none"> <li>maintains the residential appearance of traditional character houses;</li> <li>comprises low-intensity land uses that are consistent with the low density residential nature of the locality and do not result in adverse amenity impacts;</li> </ol>	<p><b>AO20.1</b> Development of a non-residential use in a traditional character house maintains a residential appearance by:</p> <ol style="list-style-type: none"> <li>retaining traditional character elements, such as open front verandahs and projecting gables;</li> <li>providing signage that is discreet in appearance and not illuminated;</li> <li>limiting front fences to 1.2m in height;</li> <li>providing front fencing of a traditional semi-transparent type;</li> </ol>	Not applicable – the subject site is not located within a precinct.

<p>c) is contained within small-scale tenancies that do not require significant extension of the existing buildings;</p> <p>d) is respectful of the residential character, building bulk and small scale of traditional character buildings;</p> <p>e) maintains a fine-grain, permeable ground-floor frontage.</p>	<p>e) retaining garden beds and planting within the front setback area.</p> <p><b>AO20.2</b> Development accommodates for non-residential uses within the existing ground storey area of traditional character buildings.</p>	
	<p><b>AO20.3</b> Development retains or refurbishes original shopfronts using materials sensitive to the period of the building.</p>	

### 3. Use / Development Codes

#### 3.1 Rooming Accommodation Code

##### 3.1.1 Performance Outcomes & Acceptable Outcomes

Performance outcomes	Acceptable outcomes	Comments
<b>Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development accommodating 5 persons or less</b>		
<p><b>PO1</b> Development does not:</p> <ol style="list-style-type: none"> <li>2. detrimentally impact on the amenity of any adjacent dwelling or sensitive use;</li> <li>3. exceed anticipated residential density;</li> <li>4. exceed infrastructure demand assumptions.</li> </ol>	<p><b>AO1</b> Development:</p> <ol style="list-style-type: none"> <li>a) in the Low density residential zone or the Character zone precinct of the Character residential zone accommodates no more than 5 persons on a lot at any one time;</li> <li>b) in any other zone accommodates not more than 5 persons in a dwelling at any one time.</li> </ol>	<p>Complies – The proposal is limited to 5 bedrooms and will not accommodate more than 5 persons at any one time.</p>
<p><b>PO2</b> Development:</p>	<p><b>AO2.1</b> If in the Low density residential zone or the Character residential zone precinct of the Character residential</p>	<p>AO2.1 Complies – The proposal does not accommodate more than 1 dwelling on a lot.</p>

<p>a) in the Low density residential zone and the Character zone precinct of the Character residential zone maintains the pattern of single dwellings on individual lots;</p> <p>b) is consistent with the anticipated form, bulk and scale of residential development in the immediate vicinity;</p> <p>c) maintains the appearance of a residential use of premises occupied by 1 household.</p>	<p>zone, development accommodates no more than 1 dwelling on a lot.</p> <p>Note—The Dwelling house code and Dwelling house (small lot) code enable a dwelling house and a secondary dwelling to be accommodated on a lot at one time. No other combination of 2 dwellings is accommodated.</p> <p><b>AO2.2</b> Development involving a Class 1a building or a building that would be so defined if not for the rooming accommodation use, provides no more than:</p> <p>a) 1 meter box; b) 1 letter box; c) 3 bins.</p> <p>Note—Building classifications are defined in the National Construction Code. A Class 1a building is a dwelling house, townhouse, row house or similar. Rooming accommodation of less than 300m<sup>2</sup> gross floor area is defined as a Class 1b building.</p>	<p>AO2.2 Complies – The proposal can provide 1 meter box, 1 letter box and 3 bins.</p>
<p><b>PO3</b> Development:</p> <p>f) accommodates residents' vehicles on site; g) does not result in overflow resident parking on the street.</p>	<p><b>AO3</b> Development provides a minimum of 2 on-site parking spaces.</p> <p>Note—Vehicle parking may be provided in tandem. Note—This car parking rate is for development that accommodates 5 persons or less where in a zone in the residential zones category. Car parking rates for rooming accommodation in other circumstances are included in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies – The proposal provides 3 car parking spaces.</p>
<p><b>PO4</b> Development provides a readily accessible refuse and recycling storage space that is not visible from the public realm or any adjacent dwelling or sensitive use.</p>	<p><b>AO4</b> Development provides storage for 3 bins:</p> <p>d) located under or behind a structure or a building; or e) if located forward of the building line, within a storage space with a minimum dimension of 1.8m width and 0.7m depth; f) screened from view of adjacent streets or public spaces by a 1.5m high permanent screen.</p>	<p>Complies – The proposal can accommodate for 3 bins in accordance with the acceptable outcome.</p>

	<p>Note—Screening must be permanently fixed and durable and incorporate solid or translucent sheeting, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm.</p>	
<p><b>PO5</b> Development provides: e) acceptable standards of health, safety and amenity for residents; f) for the safe evacuation of occupants.</p>	<p><b>AO5.1</b> Development provides: d) hygienic and adequately sized and configured kitchen, dining, sanitary and laundry facilities; e) adequately sized common areas and bedrooms; f) storage facilities; g) vermin control; h) adequate ventilation to habitable rooms; i) emergency telephone access.</p> <p>Note—Compliance with this acceptable outcome can be achieved by satisfying the requirements of MP 5.7 - Residential Services Building Standard of the Queensland Development Code. These requirements are applicable to all rooming accommodation including otherwise exempted services.</p> <p><b>AO5.2</b> Development provides: d) an early warning system; e) emergency lighting; f) safe and secure paths of travel to exits; g) emergency escape exits; h) protected exit paths; i) exit signage; j) portable fire extinguishers; k) fire hose reels; l) fire-fighting water supply; m) smoke hazard management; n) sprinkler systems.</p> <p>Note—Compliance with this acceptable outcome can be achieved by satisfying the requirements of MP 2.1 - Fire Safety in Budget Accommodation Buildings of the Queensland Development Code. These requirements will vary depending on the proposed gross floor area.</p>	<p>Complies – The proposed development will provide acceptable standards of health and safety, amenity and fire evacuation for occupants.</p>

<p><b>PO6</b> Development including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property. Note—The Queensland Development Code outlines requirements for surface and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface or roof-water drainage connection is not required to be made through an adjoining property.</p>	<p><b>AO6</b> Development including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided a written permission for the connection.</p>	<p>Complies – The proposal does not require drainage through the adjoining property.</p>
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## 3.2 Dwelling house code

### 3.2.1 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>PO1</b> Development ensures that a building other than a <u>dwelling house</u> on the site: (a) is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site; (b) is smaller in size and scale than the dwelling house; (c) has the appearance of a building ancillary to the dwelling house; (d) is occupied by no more than 1 household.</p>	<p><b>AO1.1</b> (a) Development comprises not more than one <u>dwelling house</u> and one <u>secondary dwelling</u>, each occupied by one household.</p>	<p><b>AO1.1</b> The proposal is for a rooming accommodation.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
	<p><b>AO1.2</b> Any development for a secondary dwelling is: (a) a maximum of 80m<sup>2</sup> in gross floor area; (b) located within 20m of the dwelling house.</p>	<p><b>AO1.2</b> The proposal is for a rooming accommodation.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>PO2</b></p> <p>Development has a building height that:</p> <p>(a) does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;</p> <p>(b) is consistent with the building height of dwelling houses prevailing in the immediate vicinity;</p> <p>(c) contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure a);</p> <p>(d) may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity.</p>	<p><b>AO2</b></p> <p>Development in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low–medium density residential zone, 2 or 3 storey mix zone precinct of the Low–medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 9.5m and:</p> <p>(a) 2 storeys; or</p> <p>(b) 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment.</p>	<p><b>AO2</b></p> <p>The proposal achieves a compliant building height of 2 storeys and is fully maintained below 9.5m NGL.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO3</b></p> <p>Development has a building height that:</p> <p>(a) does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;</p>	<p><b>AO3</b></p> <p>Development in the Up to 3 storeys zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 11.5m and:</p> <p>(a) 3 storeys; or</p>	<p><b>AO3</b></p> <p>The subject site is not within the Up to 3 storeys zone precinct of the Low medium density residential zone.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) is consistent with the building height of dwelling houses prevailing in the immediate vicinity.	(b) 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.		
<b>PO4</b> Development ensures that residents' vehicles are accommodated on site.	<b>AO4</b> Development provides a minimum number of on-site parking spaces comprising: (a) 1 car parking space for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	<b>AO4</b> The proposal provides compliant on-site car parking.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO5</b> Development ensures that the location and design of a dwelling house, secondary dwelling or domestic outbuilding does not expose surrounding properties to additional adverse impacts of overland flow.	<b>AO5</b> Development and associated site works, including filling or excavation, are designed and constructed to ensure overland flow is not worsened, impeded, or otherwise diverted to adversely affect other properties.	<b>AO5</b> The subject site is not affected by an overland flow path.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO6</b> Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface- or roof-water drainage system connection is required through an	<b>AO6</b> Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface- or roof- water drainage system connection is required through an adjoining property, the owner of the	<b>AO6</b> The proposal does not require written consent from an adjoining property owner.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
adjoining property, the surface- or roof- water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.	adjoining property has provided written permission for the connection.		
<b>If for a site with an approved building envelope plan or development footprint plan</b>			
<p><b>PO7</b></p> <p>Development is sited to complement and be consistent with the form and character of the local area, having regards to:</p> <p>(a) values of the locality expressed in overlays, neighbourhood plans, zones and infrastructure;</p> <p>(b) location of buildings on adjoining sites, ensuring sufficient separation of buildings to minimise impacts on residential amenity and privacy;</p> <p>(c) the impact of slope.</p>	<p><b>AO7</b></p> <p>Development has a footprint that fits entirely within the approved building envelope or development footprint plan.</p>	<p><b>AO7</b></p> <p>The subject site does not have an approved building envelope plan or development footprint plan.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<b>If in the Environmental management zone, Rural zone, Rural residential zone or in a very-low density residential area identified in a neighbourhood plan</b>			
<p><b>PO8</b></p> <p>Development does not adversely impact on scenic features.</p>	<p><b>AO8</b></p> <p>Development maximum building height is located a minimum of 15m vertically below any ridgeline within 150m horizontal distance of the dwelling house.</p>	<p><b>AO8</b></p> <p>The subject site is not located within the abovementioned zones.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

## 4. Secondary Codes

### 4.1 Filling & Excavation Code

#### 4.1.1 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<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>AO1</b> The proposed development will ensure any filling or excavation will minimise visual impacts from earthworks.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO2</b> Development of a retaining wall proposed as a result of filling or excavation: (a) is designed and constructed to be fit for purpose; (b) does not impact adversely on significant vegetation; (c) is capable of easy maintenance.	<b>AO2.1</b> Development of a retaining structure, including footings, surface drainage and subsoil drainage: (a) is wholly contained within the site; (b) if the total height to be retained is greater than 1m, then: (i) the retaining wall at the property boundary is no greater than 1m above the ground level; (ii) all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; (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.	<b>AO2.1</b> The proposed use will be contained wholly within the site and any retaining will not exceed a total height of 1m.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO2.2</b>	<b>AO2.2</b>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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.	The proposed development does not incorporate a retaining wall height greater than 1m.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO2.3</b> 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.	<b>AO2.3</b> The proposal will provide retaining walls in accordance with the prescribed acceptable outcome.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO2.4</b> 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 .	<b>AO2.4</b> The development will only use clean fill in the event of construction fill.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO3</b> Development ensures that a rock anchor is designed and constructed to be fit for purpose.	<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.	<b>AO3</b> A rock anchor is not anticipated to be required as part of this application.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<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>AO4</b> The development will protect any services and public utilities.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</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>AO5</b> The proposed development will provide suitable drainage to ensure all flows and subsoil drainage are directed to a lawful point of discharge.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</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.</p>	<p><b>AO6</b> Filling or excavation does not involve the construction of open drainage.</p>	<p><b>AO6</b> The development does not propose any construction of open drainage works.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>PO7</b> Development for filling or excavation: (a) does not degrade water quality or adversely affect environmental values in receiving waters; (b) ensures site sediment and erosion control standards are best practice.	<b>A07.1</b> Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy.	<b>A07.1</b> Any proposed development for filling or excavation will provide water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>A07.2</b> Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	<b>A07.2</b> Any proposed development will provide erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO8</b> Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised.	<b>A08.1</b> Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.	<b>A08.1</b> Development will ensure that no dust emissions will extend beyond the boundary of the site.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>A08.2</b> Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	<b>A08.2</b> Any construction activity will be limited between the hours of 6:30am and 6:30pm Monday to Saturday. This can be conditioned by Council.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO9</b> Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.B, Table 9.4.3.3.C, Table 9.4.3.3.D and Table 9.4.3.3.E.	<b>A09</b> Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	<b>A09</b> Development will ensure ground-borne vibration will not extend beyond the boundary of the site. This can be conditioned by Council.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>PO10</b> 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> Development ensures that heavy trucks hauling material to and from the site: (a) occur for a maximum of 3 weeks; (b) use a major road to access the site; (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>	<p><b>AO10</b> Development will not provide heavy truck hauling material to the site. This may be limited in capacity during the construction process.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<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>AO11</b> Development will not involve any filling or excavation on land listed in the Environmental Management Register or Contaminated Land Register.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</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 and to reduce any adverse impacts on the landscape; (c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.</p>	<p><b>AO12.1</b> Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.</p>	<p><b>AO12.1</b> Development will ensure landscaping is designed within the standards of the Landscape design guidelines for water conservation planning scheme policy and will provide any areas of pavement, turf and mulch gardens that are drained.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
	<p><b>AO12.2</b> Development ensures that the design and requirements for irrigation are in compliance with the standards in the Landscape design guidelines for water conservation planning scheme policy.</p>	<p><b>AO12.2</b> Development will ensure landscaping is designed within the standards of the Landscape design guidelines for water conservation planning scheme policy and will provide any areas of pavement, turf and mulch gardens that are drained.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<b>AO12.3</b> Development provides areas of pavement, turf and mulched garden beds which are drained.	<b>AO12.3</b> Development will ensure landscaping is designed within the standards of the Landscape design guidelines for water conservation planning scheme policy and will provide any areas of pavement, turf and mulch gardens that are drained.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO13</b> Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	<b>AO13</b> Development does not involve the creation of canals or artificial waterways.	<b>AO13</b> The proposal does not involve the creation of canals or artificial waterways.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

## 4.2 Infrastructure Design Code

### 4.2.1 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>PO1</b> 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><b>AO1</b> 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>AO1</b> The proposed development does not seek to provide public roads nor associated design elements as part of this application.</p>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<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</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>AO2</b> Any internal road pavement will be designed and constructed in compliance with the Infrastructure design planning scheme policy.</p>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>types and numbers of travelling and parked vehicles;</p> <p>(c) ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access;</p> <p>(d) allows for reasonable travel comfort.</p>			
<p><b>PO3</b></p> <p>Development provides a pavement edge which is designed and constructed to:</p> <p>(a) control vehicle movements by delineating the carriageway for all users;</p> <p>(b) provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.</p>	<p><b>AO3</b></p> <p>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>AO3</b></p> <p>Any proposed pavement edges will be designed in accordance with the Infrastructure Design Planning Scheme Policy.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO4</b></p> <p>Development provides verges which are designed and constructed to:</p> <p>(a) provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties;</p> <p>(b) provide a sufficient area for public utility services;</p> <p>(c) be maintainable by the Council.</p>	<p><b>AO4</b></p> <p>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>AO4</b></p> <p>Any upgrade or new verges will be designed in accordance with the Infrastructure Design Planning Scheme. For further detail regarding the streetscape locality, please refer to the Streetscape Hierarchy Overlay Code.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>PO5</b> Development provides a lane or laneway identified 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> <li>(c) has 24-hour access;</li> <li>(d) is a low-speed shared zone environment;</li> <li>(e) has a high-quality streetscape.</li> </ul>	<p><b>AO5</b> Development provides a lane or laneway identified 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>AO5</b> The proposed development does not involve a lane or laneway.</p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Compliant</li> <li><input type="checkbox"/> N/A</li> <li><input type="checkbox"/> Performance Solution</li> </ul>
<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> <ul style="list-style-type: none"> <li>(a) an effective, high-quality paved roadway;</li> <li>(b) an effective, high-quality roadway kerb and channel;</li> <li>(c) safe, high-quality vehicle crossings over channels and verges;</li> <li>(d) safe, accessible, high-quality verges compatible and integrated with the surrounding environment;</li> <li>(e) safe vehicle access to the site that enables ingress and egress in a forward gear;</li> </ul>	<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> <ul style="list-style-type: none"> <li>(a) concrete kerb and channel;</li> <li>(b) forming and grading to verges;</li> <li>(c) crossings over channels and verges;</li> <li>(d) a constructed bikeway;</li> <li>(e) a constructed verge or reconstruction of any damaged verge;</li> <li>(f) construction of the carriageway;</li> <li>(g) payment of costs for required alterations to public utility mains, services or installations;</li> </ul>	<p><b>AO6</b> Where infrastructure within the road corridor is required as part of the development, it will be designed and carried out in accordance with the relevant standards.</p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Compliant</li> <li><input type="checkbox"/> N/A</li> <li><input type="checkbox"/> Performance Solution</li> </ul>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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.	(h) construction of and required alterations to public utility mains, services or installations; (i) drainage works; (j) installation of electrical conduits.		
<b>PO7</b> Development provides both cycle and walking routes which: (a) are located, designed and constructed to their network classification (where applicable); (b) provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; (c) provide safe and comfortable access to properties for pedestrians and cyclists; (d) incorporate water sensitive urban design into stormwater drainage; (e) provide for utilities; (f) provide for a high level of aesthetics and amenity, improved liveability and future growth; (g) are a low-maintenance asset with a minimal whole-of-life cost;	<b>AO7</b> 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.	<b>AO7</b> Any proposed cycle or walking routes will be designed in accordance with the Infrastructure Design Planning Scheme Policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(h) minimise the clearing of significant native vegetation.			
<b>PO8</b> 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.	<b>AO8.1</b> Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.	<b>AO8.1</b> The proposal provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO8.2</b> 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.	<b>AO8.2</b> The proposal provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy. Specifically, the proposed storage and collection of refuse will be designed to ensure it does not have an adverse impact on the amenity of future user groups or adjoining development.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO9</b> Development ensures that: (a) land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; (b) the water supply meets the stated standard of service for the intended use and fire-fighting purposes.	<b>AO9.1</b> Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.	<b>AO9.1</b> The proposal ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.2</b> Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor-retailer.	<b>AO9.2</b> The proposal ensures that the reticulated water and sewerage distribution system	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		for all services is in place before the first use is commenced.	
<b>PO10</b> 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.	<b>AO10.1</b> Development provides public utilities and street lighting which are located and aligned to: (a) avoid significant native vegetation and areas identified within the Biodiversity areas overlay map; (b) minimise earthworks; (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.	<b>AO10.1</b> Any proposed public utilities or street lighting is designed in accordance with the relevant requirements and minimises impacts to the natural environment.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO10.2</b> Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	<b>AO10.2</b> Any proposed lighting or utility services will be co-located where possible.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO10.3</b> 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.	<b>AO10.3</b> Any proposed public utilities or lighting will be designed in accordance with the Infrastructure Design Planning Scheme Policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>PO11</b> Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.</p>	<p><b>AO11</b> Development provides land with the following services to the standards of the approved supplier: (a) electricity; (b) telecommunications services; (c) gas service where practicable.</p>	<p><b>AO11</b> The proposal will provide the development with the following services to the standards of the approved supplier:  (a) electricity; (b) telecommunications services; and (c) gas service where practicable.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<p><b>PO12</b> Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.</p>	<p><b>AO12</b> Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: (a) the additional expense is unlikely to be prohibitive; or (b) further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or (c) there is a clear gap in the telecommunications network; or (d) there is a clear gap in the bandwidth available to the area.</p>	<p><b>AO12</b> The proposed development will be provided with suitable connection to telecommunication services.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<p><b>PO13</b> Development provides public art identified in a neighbourhood plan or park concept plan which: (a) is provided commensurate with the status and scale of the proposed development;</p>	<p><b>AO13</b> 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>AO13</b> The proposal does not involve the provision of public art.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>(b) is sited and designed:</p> <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> <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: (a) at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments; (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.</p>	<p><b>AO14</b> The proposal does not involve public signage.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</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>AO15</b> The proposed development does not involve community facilities.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<p><b>PO16</b></p>	<p><b>AO16</b></p>	<p><b>AO16</b></p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>Development provides public toilets which:</p> <p>(a) are required as part of a community facility or park;</p> <p>(b) are located, designed and constructed to be:</p> <p>(i) safe;</p> <p>(ii) durable;</p> <p>(iii) resistant to vandalism;</p> <p>(iv) able to service expected demand;</p> <p>(v) fit for purpose.</p>	<p>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>The proposal does not involve public toilets.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<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> <p>(a) safe movement of intended users;</p> <p>(b) an attractive appearance appropriate to the general surroundings and any adjacent structures;</p> <p>(c) functionality and easy maintenance;</p> <p>(d) minimal whole-of-life cost;</p> <p>(e) longevity;</p> <p>(f) current and future services.</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>AO17</b></p> <p>The proposal does not provide bridges, tunnels, elevated structures and water access structures.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO18</b></p>	<p><b>AO18</b></p>	<p><b>AO18</b></p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<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>Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.</p>	<p>Any culverts will be designed in accordance with the standards in the Infrastructure design planning scheme policy.</p>	<p><input checked="" type="checkbox"/> Compliant  <input type="checkbox"/> N/A  <input type="checkbox"/> Performance Solution</p>
<p><b>PO19</b>                      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> </ul>	<p><b>AO19</b>                      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>AO19</b>                      The proposal will ensure that any retaining walls will be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.</p>	<p><input checked="" type="checkbox"/> Compliant  <input type="checkbox"/> N/A  <input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(e) longevity; (f) minimal water seepage.			
<b>If for development with a gross floor area greater than 1,000m<sup>2</sup></b>			
<b>PO20</b> Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other traffic routes is not unreasonably disrupted and existing landscaping is adequately protected from short- and long-term impacts.	<b>AO20</b> Development ensures that during construction: (a) the ongoing use of adjoining and surrounding parks and public spaces, such as malls and outdoor dining, is not compromised; (b) adjoining and surrounding landscaping is protected from damage; (c) safe, legible, efficient and sufficient pedestrian, cyclist and vehicular accessibility and connectivity to the wider network are maintained.	<b>AO20</b> The proposal does not contain a gross floor area greater than 1,000m <sup>2</sup> . As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO21</b> Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from construction vehicles entering and leaving the site.	<b>AO21.1</b> Development ensures that demolition and construction: (a) only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays; (b) do not occur over periods greater than 6 months.	<b>AO21.1</b> The proposal does not contain a gross floor area greater than 1,000m <sup>2</sup> . As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO21.2</b> Development including construction and demolition does not release dust emissions beyond the boundary of the site.	<b>AO21.2</b> The proposal does not contain a gross floor area greater than 1,000m <sup>2</sup> . As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO21.3</b>	<b>AO21.3</b>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development construction and demolition does not involve asbestos-containing materials.	The proposal does not contain a gross floor area greater than 1,000m <sup>2</sup> . As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO22</b> Development ensures that: (a) construction and demolition do not result in damage to surrounding property as a result of vibration; (b) vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E.	<b>AO22</b> Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	<b>AO22</b> The proposal does not contain a gross floor area greater than 1,000m <sup>2</sup> . As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<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</b>			
<b>PO23</b> Development ensures that fire hydrants are: (a) installed and located to enable fire services to access water safely, effectively and efficiently; (b) suitably identified so that fire services can locate them at all hours.	<b>AO23.1</b> Above or below ground fire hydrants are provided on residential, commercial and industrial streets and private roads, at not more than 90m intervals, and at each street intersection.	<b>AO23.1</b> The proposal can appropriately accommodate fire hydrants in accordance with the acceptable outcome.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO23.2</b> Fire hydrants are identified by: (a) raised reflectorised pavement markers (RRPM) on sealed roads; (b) marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants.	<b>AO23.2</b> The proposal can appropriately accommodate fire hydrants in accordance with the acceptable outcome.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>PO24</b> Development ensures road widths and construction within the development, are adequate for refuse vehicles and for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.</p>	<p><b>AO24</b> Internal private roads have a minimum roadway clearance between obstructions of 3.5m wide and 4.8m high in addition to any width required for on-street parking.</p>	<p><b>AO24</b> The proposal can appropriately accommodate fire hydrants in accordance with the acceptable outcome.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<p><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</b></p>			
<p><b>PO25</b> Development avoids or otherwise minimises adverse impacts on surrounding land uses through the use of buffers and setbacks and the appropriate design and location of plant and operational areas within the site.</p>	<p><b>AO25</b> No acceptable outcome is prescribed.</p>	<p><b>AO25</b> The proposal does not involve a development for major electricity infrastructure nor bulk water supply infrastructure.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<p><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</b></p>			
<p><b>PO26</b> Development is sited and designed to: (a) avoid safety risks to people or property; (b) minimise noise and visual impacts to people and property; (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.</p>	<p><b>AO26</b> No acceptable outcome is prescribed.</p>	<p><b>AO26</b> The proposed development will not impact upon major electricity infrastructure nor bulk water supply infrastructure.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>

## 4.3 Landscape Work Code

### 4.3.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<b>(1) The purpose of the Landscape work code is to assess the suitability of the landscape work aspect of development.</b>		
<b>(2) The purpose of the code will be achieved through the following overall outcomes:</b>		
<ul style="list-style-type: none"> <li>(a) Landscape work retains, protects and integrates significant on-site vegetation into development design.</li> <li>(b) Landscape work ensures acoustic barriers and landscaping create effective buffers to adjacent sites.</li> <li>(c) Landscape work is sustainable, effective, functional and safe through appropriate maintenance, design for climate, structural considerations and growing media.</li> <li>(d) Landscape work ensures planting species selection is appropriate to the planting environment, climate, development settings, long-term performance, and balances the intended form and scale of the development.</li> <li>(e) Landscape work in artificial growing environments is designed, installed and maintained to ensure the intended functional and aesthetic outcomes required for the development are achieved and sustained over the long term.</li> </ul>	<p>The proposed landscaping will be provided in accordance with the Landscape Work Code.</p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Compliant</li> <li><input type="checkbox"/> N/A</li> <li><input type="checkbox"/> Performance Solution</li> </ul>

### 4.3.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>PO1</b> Development ensures that trees are protected from development impacts.	<b>AO1.1</b> Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.	<b>AO1.1</b> Existing vegetation will be retained where possible and will be protected in accordance with AS 4970-2009 Protection of trees on development sites.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.2</b> Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: <ul style="list-style-type: none"> <li>(a) vegetation damaged as a result of the development;</li> <li>(b) vegetation requiring pruning of branches and/or roots.</li> </ul>	<b>AO1.2</b> The development will ensure that trees identified in the development approval are retained and protected in accordance with AS 4970-2009 – Protection of trees on development sites. Such an outcome can be conditioned accordingly by Council.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO2</b> Development provides acoustic barriers and long fences along street frontages which: <ul style="list-style-type: none"> <li>(a) are enhanced by appropriate planting;</li> <li>(b) are of high visual quality;</li> <li>(c) are designed for longevity;</li> <li>(d) provide maintenance access and promote pedestrian permeability in appropriate circumstances.</li> </ul>	<b>AO2.1</b> Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site: <ul style="list-style-type: none"> <li>(a) is designed in compliance with the standards in the Infrastructure design planning scheme policy;</li> <li>(b) incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long;</li> </ul>	<b>AO2.1</b> Any proposed acoustic fencing will be provided in accordance with the planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<p>(c) incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site;</p> <p>(d) incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.</p>		
	<p><b>AO2.2</b> Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates:</p> <p>(a) species in accordance with the Planting species planning scheme policy;</p> <p>(b) a minimum of 2 tier planting.</p>	<p><b>AO2.2</b> Any proposed acoustic fencing will be provided in accordance with the planning scheme policy.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<p><b>PO3</b> Development provides species as a screen or buffer which maintain the amenity of adjoining premises.</p>	<p><b>AO3</b> Development ensures that a landscape buffer required by a use code incorporates:</p> <p>(a) species in accordance with the Planting species planning scheme policy;</p> <p>(b) a minimum of 2 tier planting.</p>	<p><b>AO3</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<p><b>PO4</b> Development provides growing media and volumes appropriate for landscape work to ensure the long-term</p>	<p><b>AO4.1</b> Development provides growing media and volumes for landscape work in accordance</p>	<p><b>AO4.1</b> The proposal does not involve podium planting.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
performance, ease of maintenance and sustainability of plantings.	with the Landscape design planning scheme policy.		
	<b>AO4.2</b> Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	<b>AO4.2</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO4.3</b> Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	<b>AO4.3</b> The proposal does not involve podium planting.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO5</b> Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	<b>AO5.1</b> Development incorporates a plant selection along a pathway which ensures: (a) a clear trunk height of minimum 1.8m at maturity; (b) a shrub height of maximum 1m at maturity.	<b>AO5.1</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO5.2</b> Landscaping and mounding do not interfere with visibility along a pathway.	<b>AO5.2</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>PO6</b></p> <p>Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.</p>	<p><b>AO6</b></p> <p>Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area.</p>	<p><b>AO6</b></p> <p>Any proposed landscaping will be undertaken in accordance with the Landscape Code.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO7</b></p> <p>Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including:</p> <ul style="list-style-type: none"> <li>a) screening and buffering;</li> <li>b) street presentation;</li> <li>c) shading;</li> <li>d) amenity;</li> </ul>	<p><b>AO7</b></p> <p>Development provides species in accordance with the Planting species planning scheme policy.</p>	<p><b>AO7</b></p> <p>Any proposed landscaping will be undertaken in accordance with the Landscape Code.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO8</b></p> <p>Development provides planting densities and stock sizes which are optimised to :</p> <ul style="list-style-type: none"> <li>a) reduce maintenance and erosion;</li> <li>b) achieve amenity and ecological outcomes;</li> <li>c) provide the level of coverage for any green facades, green walls or</li> </ul>	<p><b>AO8.1</b></p> <p>Development provides planting densities and stock sizes when planting in natural ground which achieves:</p> <ul style="list-style-type: none"> <li>a) full coverage of the mulched planting areas within 2 years;</li> <li>b) 95% coverage of the extent of the elevation within 2 years where for green facades.</li> </ul>	<p><b>AO8.1</b></p> <p>The proposal does not involve artificial planting. As such, this criterion is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development.	<b>AO8.2</b> Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	<b>AO8.2</b> The proposal does not involve artificial planting. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO9</b> Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	<b>AO9.1</b> Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	<b>AO9.1</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.2</b> Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	<b>AO9.2</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO10</b> Development for a shade structure does not compromise landscape outcomes.	<b>AO10</b> Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	<b>AO10</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO11</b> Development involving the construction of retaining walls provides for: (a) safety;	<b>AO11</b> Development of a retaining wall: (a) is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland;	<b>AO11</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) an attractive appearance appropriate to the surrounding area; (c) easy maintenance; (d) longevity; (e) minimal water seepage impacts.	(b) incorporates planting areas.		
<b>PO12</b> Development provides for: (a) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; (b) drainage and stormwater management measures to reduce any adverse impacts on the landscape; (c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; (d) reticulated irrigation to all artificial growing environments.	<b>AO12.1</b> Development provides drainage for artificial growing environments which is connected to stormwater drain.	<b>AO12.1</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO12.2</b> Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised and is in accordance with the standards in the Landscape design planning scheme policy.	<b>AO12.2</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO12.3</b> Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained.	<b>AO12.3</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO12.4</b> Development provides a reticulated irrigation system to all landscaping areas in	<b>AO12.4</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	accordance with the Landscape design planning scheme policy.		<input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO13</b> Development provides landscaping and supporting growing environments which; a) are safe; b) ensure efficient and effective maintenance; c) ensures success and long-term performance.	<b>AO13.1</b> Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	<b>AO13.1</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO13.2</b> Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.	<b>AO13.2</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO13.3</b> Development provides one hose cock within each private landscape and recreation area.	<b>AO13.3</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO13.4</b> Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	<b>AO13.4</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO13.5</b> Development ensures that all artificial growing environments are accessible for	<b>AO13.5</b> The proposal does not involve artificial planting. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	safe and practical maintenance from within the site.		<input type="checkbox"/> Performance Solution
	<p><b>AO13.6</b> Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.</p>	<p><b>AO13.6</b> The proposal does not involve artificial planting. As such, this criterion is not applicable.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<p><b>AO13.7</b> Development ensures that artificial growing environments are designed to allow for flush out.</p>	<p><b>AO13.7</b> The proposal does not involve artificial planting. As such, this criterion is not applicable.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<p><b>AO13.8</b> Irrigation systems are designed to prevent overspray outside of planting areas.</p>	<p><b>AO13.8</b> The proposal does not involve artificial planting. As such, this criterion is not applicable.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<p><b>PO14</b> Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.</p>	<p><b>AO14</b> Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.</p>	<p><b>AO14</b> Any proposed landscaping will be undertaken in accordance with the Landscape Code.</p>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<p><b>PO15</b> Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function.</p>	<p><b>AO15.1</b> Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.</p>	<p><b>AO15.1</b> The proposal does not involve artificial planting. As such, this criterion is not applicable.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<p><b>AO15.2</b></p> <p>Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.</p>	<p><b>AO15.2</b></p> <p>The proposal does not involve artificial planting. As such, this criterion is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO16</b></p> <p>Development incorporating a rooftop garden provides landscaping that:</p> <ul style="list-style-type: none"> <li>a) is integrated into the rooftop garden design;</li> <li>b) ensures that landscaped open spaces dominate the built form elements;</li> <li>c) contributes to shade of communal open space;</li> <li>d) enhances the visual amenity and function of different rooftop garden spaces;</li> <li>e) contributes to greening the building appearance when viewed</li> </ul>	<p><b>AO16.1</b></p> <p>Development incorporating a rooftop garden provides landscaping that includes:</p> <ul style="list-style-type: none"> <li>a) planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building;</li> <li>b) a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy;</li> <li>c) suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years.</li> </ul>	<p><b>AO16.1</b></p> <p>The proposal does not involve rooftop gardens. As such, this criterion is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
from external public vantage points.	<b>AO16.2</b> Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are: a) a minimum 75% open to the sky; b) provided in addition to any artificial soft landscape features.	<b>AO16.2</b> The proposal does not involve rooftop gardens. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

## 4.4 Outdoor Lighting Code

### 4.4.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<b>(1) The purpose of the Outdoor lighting code is to assess the suitability of outdoor lighting.</b>		
<b>(2) The purpose of the code will be achieved through the following overall outcomes:</b>		
(a) Outdoor lighting efficiently lights a desired area while minimising the adverse impacts of spill lighting on adjoining uses. (b) Outdoor lighting does not create an adverse impact on the behaviour of native fauna.	Any proposed outdoor lighting will avoid adverse impact on adjoining uses or on the behaviour of native fauna.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

### 4.4.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>PO1</b> Development provides outdoor lighting that does not have an adverse impact on	<b>AO1.1</b>	<b>AO1.1</b> The proposal will ensure that any outdoor lighting will comply with the relevant	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
any person, activity or fauna because of light emissions, either directly or by reflection.	Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting: (a) comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (b) maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone.	standards and requirements outlined in the acceptable outcome.	<input type="checkbox"/> Performance Solution
	<b>AO1.2</b> Development provides floodlighting that is restricted to a type that gives no upward component of light where mounted horizontally, such as a full cut off luminaire.	<b>AO1.2</b> The proposal will ensure that any floodlighting is restricted to a type that gives no upward component of light where mounted horizontally.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

## 4.5 Stormwater Code

### 4.5.1 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If for a material change of use, reconfiguring a lot, operational work or building work			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<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><b>AO1</b></p> <p>Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.</p>	<p><b>AO1</b></p> <p>The proposed development will provide a stormwater management system in accordance with the Infrastructure design planning scheme policy.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</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>AO2.1</b></p> <p>The subject site is not susceptible to flooding. As such, this criterion is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
	<p><b>AO2.2</b></p> <p>Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p><b>AO2.2</b></p> <p>The subject site is not susceptible to flooding. As such, this criterion is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO3</b></p> <p>Development ensures that the stormwater management system does</p>	<p><b>AO3.1</b></p> <p>Development ensures that the location of the stormwater drainage system is</p>	<p><b>AO3.1</b></p> <p>The proposed development will provide a stormwater management system in</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.	accordance with the Infrastructure design planning scheme policy.	<input type="checkbox"/> Performance Solution
	<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.	<b>AO3.2</b> The proposed development will provide a stormwater management system in accordance with the Infrastructure design planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO3.3</b> Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	<b>AO3.3</b> The subject site will achieve a lawful point of discharge to Rylatt Street.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO3.4</b> Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	<b>AO3.4</b> The proposal does not require a drainage easement.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO4</b> Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-	<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.	<b>AO4.1</b> The proposed development will provide a stormwater management system in accordance with the Infrastructure design planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
off from impervious surfaces and flooding in local catchments.	<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.	<b>AO4.2</b> The proposed development will provide a stormwater management system in accordance with the Infrastructure design planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO5</b> 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.	<b>AO5</b> Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	<b>AO5</b> The proposed development will provide a stormwater management system in accordance with the Infrastructure design planning scheme policy.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO6</b> Development ensures that location and design of stormwater detention and water quality treatment: (a) minimises risk to people and property; (b) provides for safe access and maintenance; (c) minimises ecological impacts to creeks and waterways.	<b>AO6.1</b> Development locates stormwater detention and water quality treatment: (a) outside of a waterway corridor; (b) offline to any catchment not contained within the development.	<b>AO6.1</b> The proposed development will provide a stormwater management system in accordance with the Infrastructure design planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO6.2</b> Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	<b>AO6.2</b> The proposed development will provide a stormwater management system in accordance with the Infrastructure design planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO7</b>	<b>AO7.1</b> Development (including any ancillary structures and car parking areas) is located	<b>AO7.1</b>	<input checked="" type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development is designed, including any car parking areas and channel works to: (a) reduce property damage; (b) provide safe access to the site during the defined flood event.	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.	The site is not susceptible to flooding from any source. As such, this outcome is not applicable.	<input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>A07.2</b> 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.	<b>A07.2</b> The proposed development will provide a stormwater management system in accordance with the Infrastructure design planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<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.	<b>A08.1</b> Development ensures natural waterway corridors and drainage paths are retained.	<b>A08.1</b> The proposed development will provide a stormwater management system in accordance with the Infrastructure design planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<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.	<b>A08.2</b> The site is not subject to stormwater channels or creeks. As such, this outcome is not applicable.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<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	<b>A08.3</b> The site is not subject to waterways, creeks, wetlands or overland flow paths. As such, this outcome is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	standards in the Infrastructure design planning scheme policy.		
	<p><b>AO8.4</b></p> <p>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>AO8.4</b></p> <p>The site is not subject to waterways, creeks, wetlands or overland flow paths. As such, this outcome is not applicable.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<p><b>PO9</b></p> <p>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>AO9</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>AO9</b></p> <p>The proposed development will provide a stormwater management system in accordance with the Infrastructure design planning scheme policy.</p>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<p><b>PO10</b></p> <p>Development ensures that there is sufficient site area to accommodate an effective stormwater management system.</p>	<p><b>AO10</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>AO10</b></p> <p>The site provides for a suitable stormwater management system.</p>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<p><b>PO11</b></p> <p>Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the:</p>	<p><b>AO11.1</b></p> <p>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>AO11.1</b></p> <p>The proposal will provide a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge</p>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>(a) existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades;</p> <p>(b) safe management of stormwater discharge from existing and future up-slope development;</p> <p>(c) implication for adjacent and down-slope development.</p>	<p><b>AO11.2</b></p> <p>Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Local government infrastructure plan and the standards in the Infrastructure design planning scheme policy.</p>	<p><b>AO11.2</b></p> <p>The site provides for a suitable stormwater management system.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO12</b></p> <p>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;</p> <p>(b) can be safely accessed and maintained cost effectively;</p> <p>(c) ensures no structural damage to existing stormwater infrastructure.</p>	<p><b>AO12.1</b></p> <p>The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy.</p>	<p><b>AO12.1</b></p> <p>The stormwater management system has been designed in accordance with the Infrastructure design planning scheme policy.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
	<p><b>AO12.2</b></p> <p>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>AO12.2</b></p> <p>The proposal provides the required clearances to the existing manhole.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO13</b></p> <p>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</p>	<p><b>AO13</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>AO13</b></p> <p>The design will incorporate measure to mitigate the impacts of erosion and sedimentation arising from construction activities. Erosion and sediment control strategies will be developed during detailed design.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: (a) the environmental values and water quality objectives of waters; (b) waterway hydrology; (c) the maintenance and serviceability of stormwater infrastructure.			
<b>PO14</b> Development ensures that: (a) unnecessary disturbance to soil, waterways or drainage channels is avoided; (b) all soil surfaces remain effectively stabilised against erosion in the short and long term.	<b>AO14</b> No acceptable outcome is prescribed.	<b>AO14</b> The design will incorporate measure to mitigate the impacts of erosion and sedimentation arising from construction activities. Erosion and sediment control strategies will be developed during detailed design.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO15</b> Development does not increase: (a) the concentration of total suspended solids or other contaminants in stormwater flows during site construction; (b) run-off which causes erosion either on site or off site.	<b>AO15</b> No acceptable outcome is prescribed.	<b>AO15</b> The proposed development is designed to minimise contaminants during a rain event.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following:</b> (a) a material change of use for an urban purpose which involves greater than 2,500m <sup>2</sup> of land that: (i) will result in an impervious area greater than 25% of the net developable area; or			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>(ii) will result in 6 or more dwellings.</b></p> <p><b>(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;</b></p> <p><b>(c) operational work for an urban purpose which involves disturbing greater than 2,500m<sup>2</sup> of land.</b></p>			
<p><b>PO16</b></p> <p>Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values.</p>	<p><b>AO16</b></p> <p>Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p><b>AO16</b></p> <p>The proposed development is not considered to be 'high risk' and therefore this outcome is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO17</b></p> <p>Development ensures that:</p> <p>(a) the discharge of wastewater to a waterway or external to the site is avoided; or</p> <p>(b) if the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment.</p>	<p><b>AO17</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>AO17</b></p> <p>The proposed development is not considered to be 'high risk' and therefore this outcome is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</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>(g) the long term infrastructure for the stormwater network in the Long term infrastructure plans;</p> <p>(h) the existing and planned infrastructure for the stormwater</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><b>AO18</b></p> <p>The subject site does not impact upon stormwater infrastructure under the LGIP or LTIP.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>network in the Local government infrastructure plan;</p> <p>(i) 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>(c) the standards for stormwater drainage in the Infrastructure design planning scheme policy.</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>AO19</b></p> <p>The subject site does not impact upon stormwater infrastructure under the LGIP or LTIP.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<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>			

## 4.6 Transport, Access, Parking & Servicing Code

### 4.6.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>(1) The purpose of the Transport, access, parking and servicing code is to assess the suitability of the transport, access, parking and servicing aspects of development.</b></p>		
<p><b>(2) The purpose of the code will be achieved through the following overall outcomes:</b></p>		
<p>(a) Development provides for access, circulation, parking and vehicle-based services for all relevant transport modes, including walking, cycling and public transport relevant to the nature of the proposed development and its location in relation to the transport network and surrounding existing and future land uses.</p> <p>(b) Development enhances the potential for trip making other than by private vehicle.</p> <p>(c) Development provides safe access for all transport modes that does not impact adversely on the efficiency and safety of the transport network or diminish the amenity of nearby land uses.</p> <p>(d) Development ensures that impacts on amenity caused by traffic generation is consistent with the community's reasonable expectations for the intended use.</p> <p>(e) Development provides site access arrangements to ensure that any adverse impacts on other development, the transport network and those who use it, are minimised to maintain amenity of the area and the safety and efficiency of the transport system.</p> <p>(f) Development ensures that access, parking and servicing arrangements and impacts such as noise, are consistent with</p>	<p>The proposed development achieves the overall outcomes of the Transport, Access, Parking &amp; Servicing Code as follows:</p> <ul style="list-style-type: none"> <li>• The proposed design provides access, circulation, parking and servicing arrangements that will adequately for the operation of the development;</li> <li>• The proposed design provides safe access for all transport modes;</li> <li>• The proposal provides suitable car parking to cater for the anticipated demand of the development which is consistent with community expectations;</li> <li>• The proposal provides a safe and efficient access arrangement;</li> <li>• The proposal provides access, parking and servicing arrangements that do not adversely impact on neighbouring properties;</li> <li>• The proposal will continue to maximise safety in the use of the transport network, particularly for the most vulnerable users (children, pedestrians, persons with disabilities and cyclists) so that all transport modes are safe and convenient;</li> <li>• Existing walking and cycle routes will be maintained. The scale of the proposal does not require cyclist and end-of-trip facilities;</li> </ul>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p>the community’s reasonable expectations and avoid risk of damage to people, property and vehicles.</p> <p>(g) Development maximises safety in the use of the transport network, particularly for the most vulnerable users (children, pedestrians, persons with disabilities and cyclists) so that all transport modes are safe and convenient.</p> <p>(h) Development provides for walking and cycling routes and end-of-trip facilities for pedestrians and cyclists, designed and located to make walking and cycling attractive and viable transport options.</p> <p>(i) Development envisaged by the planning scheme, which will potentially have an adverse impact on the operation of the transport network, is designed and of a scale that maintains the safety and efficiency of the transport network.</p> <p>(j) Development provides for on-site parking and manoeuvring areas for cars, motorcycles, bicycles and service vehicles which:</p> <p>(i) are safe and convenient to use;</p> <p>(ii) if outside the City core and the City frame identified in Figure a are adequate to meet the design peak-parking demands without significant overflow to adjacent premises or the generation of excessive on-street car parking demand, taking into account the requirements of other road users.</p> <p>(k) Development provides for on-site servicing that is safe, convenient to use, but discrete, and adequate to meet the reasonably expected demands generated by the development, without significant adverse impacts on the external road system or adjacent premises.</p>	<ul style="list-style-type: none"> <li>• The scale of the proposal will maintain the safety and efficiency of the transport network;</li> <li>• The proposal will ensure that onsite manoeuvring is safe and efficient;</li> <li>• The proposed design includes safe and appropriate servicing that does not negatively impact adjacent premises;</li> <li>• The proposed development does not negatively impact the safety, efficiency or capacity of the transport network.</li> </ul>	

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(l) Development accommodates future road upgrades and widenings ensuring the ongoing capacity, efficiency and safety of the transport network.		

#### 4.6.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>PO1</b></p> <p>Development is designed:</p> <p>(a) to include a technically competent and accurate response to the transport and traffic elements of the development;</p> <p>(b) in accordance with the standards in the Transport, access, parking and servicing planning scheme policy;</p> <p>(c) to ensure the efficient operation and safety of the development and its surrounds.</p>	<p><b>AO1</b></p> <p>Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>AO1</b></p> <p>The proposal complies with the standards in the Transport, Access, Parking and Servicing Planning Scheme Policy.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO2</b></p> <p>Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the transport network consistent</p>	<p><b>AO2</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>AO2</b></p> <p>The proposed development is not considered major. As such, this element of the criteria is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
with the planning by the Queensland Government and Council.			
<b>PO3</b> Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.	<b>AO3.1</b> Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<b>AO3.1</b> The site access complies with the standards in the Transport, Access, Parking and Servicing planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO3.2</b> Development provides an easement for a vehicular access benefiting all adjoining landowners and the Council if the vehicular access services more than an individual development or premises.	<b>AO3.2</b> The proposed development does not require an easement for vehicle access.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO4</b> Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety; (d) provide a direct and legible network.	<b>AO4.1</b> Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	<b>AO4.1</b> The proposed development does not impact the existing walking and cycling routes which are sufficient for pedestrian and cyclist movement.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO4.2</b> Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, access, parking and servicing planning	<b>AO4.2</b> The existing walking and cycle routes will be maintained.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	scheme policy and the Infrastructure design planning scheme policy.		
	<b>AO4.3</b> Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines.	<b>AO4.3</b> The existing walking and cycle routes will be maintained	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO5</b> Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site; (d) does not impact adversely on visual amenity; (e) does not impede the movement of pedestrians or other vehicles; (f) is designed to comply with a recognised standard for the construction of bicycle facilities.	<b>AO5.1</b> Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<b>AO5.1</b> The proposed development will provide suitable on-site bicycle parking spaces.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO5.2</b> Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the Transport, access, parking and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities.	<b>AO5.2</b> The proposed development does not require bicycle parking for employees.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO5.3</b> Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	<b>AO5.3</b> Any required visitor bicycle parking will be clearly discernible.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO5.4</b>	<b>AO5.4</b>	<input checked="" type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development provides visitor bicycle parking which does not impede pedestrian movement.	Any visitor bicycle parking will not impede pedestrian movement.	<input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>A05.5</b> Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<b>A05.5</b> Bicycle parking will be constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO6</b> Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users.	<b>A06</b> Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<b>A06</b> No end of trip facilities are required for the proposed development.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO7</b> Development provides pedestrian and cyclist access to the site which is designed to provide safe movement and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles.	<b>A07</b> Development provides pedestrian and cycle access that is designed and constructed in compliance with the site access design guidelines, pedestrian facilities standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy.	<b>A07</b> Pedestrian and cyclist access is designed and constructed in accordance with the Transport, Access, Parking and Servicing Planning Scheme Policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO8</b> Development provides pedestrian and cyclist access to and from the site which is located to take advantage of safe crossing points of the adjacent road	<b>A08</b> No acceptable outcome is prescribed.	<b>A08</b> Pedestrian and cyclist access is designed and constructed in accordance with the Transport, Access, Parking and Servicing Planning Scheme Policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
system, key destinations and public transport facilities.			
<b>PO9</b> Development provides access driveways in the road area that are located, designed and controlled to: (a) minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; (b) ensure the amenity of adjacent premises, from impacts such as noise and light.	<b>AO9.1</b> No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy).	<b>AO9.1</b> The proposed development is not a major development. As such, this element of the criteria is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.2</b> Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the lowest order road to which the site has frontage.	<b>AO9.2</b> The proposed development includes a suitable access and servicing arrangement.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.3</b> Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<b>AO9.3</b> The proposed development results in suitable sight distances from access points and intersections.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO9.4</b> Development provides access driveways in the road area which: (a) are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy;	<b>AO9.4</b> The proposal provides access ways generally in accordance with the Transport, access, parking and servicing planning scheme policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) are not provided through a bus stop, taxi rank or pedestrian crossing or refuge.		
	<b>AO9.5</b> Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	<b>AO9.5</b> The subject site does not front towards a major road.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO10</b> Redevelopment provides for: (a) the closure of all access driveways in the road area that no longer comply with the standards in the Transport, access, parking and servicing planning scheme policy; (b) the reinstatement of adjacent footpaths.	<b>AO10</b> No acceptable outcome is prescribed.	<b>AO10</b> The proposal provides access in accordance with the TAPS code.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO11</b> Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.	<b>AO11.1</b> Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<b>AO11.1</b> The proposal provides access in accordance with the TAPS code.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO11.2</b> Development ensures that convex mirrors are only used in a site:	<b>AO11.2</b> The proposed development does not require any convex mirrors.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(a) as a secondary support at access driveways; (b) in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.		
<b>PO12</b> Development in the City core and City frame as identified in Figure a provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	<b>AO12</b> Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<b>AO12</b> The site is not located in City core or City frame as identified in Figure a.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO13</b> Development outside of the City core and City frame as identified in Figure a provides on-site car parking spaces to accommodate the design peak parking demand without any overflow of car parking to an adjacent premises or adjacent street.	<b>AO13</b> Development outside of the City core and City frame as identified in Figure a: (a) provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or (b) for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy.	<b>AO13</b> The proposal provides on-site car parking supply to cater for the proposed uses.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO14</b>	<b>AO14.1</b>	<b>AO14.1</b>	<input checked="" type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>Development ensures that the number of car parking spaces and design of the car parking area:</p> <p>(a) meet the combined design peak parking demand for residential, visitor and business parking;</p> <p>(b) allow for the temporal sharing of car-parking spaces for uses with different peak parking demands.</p>	<p>Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time.</p>	<p>The proposed on-site car parking supply will cater for the demand of the proposed uses.</p>	<p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
	<p><b>AO14.2</b></p> <p>Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.</p>	<p><b>AO14.2</b></p> <p>The proposal does not involve a mixed use development.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO15</b></p> <p>Development provides a car park layout which allows for on-site vehicle parking that:</p> <p>(a) is clearly defined, safe and easily accessible;</p> <p>(b) is designed to contain potential adverse impacts within the site;</p> <p>(c) does not detract from the aesthetics or amenity of an area;</p> <p>(d) discourages on-street parking if parking has an adverse traffic management safety or amenity impact;</p> <p>(e) is consistent with safe and convenient pedestrian and cyclist movement.</p>	<p><b>AO15</b></p> <p>Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>AO15</b></p> <p>Car parking areas have been designed in accordance with the Transport, access, parking and servicing planning scheme policy.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO16</b></p>	<p><b>AO16</b></p>	<p><b>AO16</b></p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.</p>	<p>Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by:</p> <ul style="list-style-type: none"> <li>(a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</li> <li>(b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;</li> <li>(c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;</li> <li>(d) ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit;</li> <li>(e) including way-finding cues;</li> <li>(f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas.</li> </ul>	<p>The proposed design of supports CPTED through casual surveillance opportunities of common areas and minimises opportunities for graffiti with suitable exterior design.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<p><b>PO17</b> Development minimises the potential for graffiti and vandalism through access</p>	<p><b>AO17</b> Development incorporates graffiti and vandalism prevention techniques in its</p>	<p><b>AO17</b> The proposed design supports graffiti and vandalism prevention.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
control, canvas reduction and easy maintenance selection.	layout, building and structure design and landscaping, by: (a) denying access to potential canvases through access control techniques; (b) reducing potential canvases through canvas reduction techniques; (c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.		<input type="checkbox"/> Performance Solution
<b>PO18</b> Development is serviced by an adequate number and size of service vehicles.	<b>AO18</b> Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<b>AO18</b> The proposed design provides for adequate servicing arrangements.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO19</b> Development layout provides for services which: (a) are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected; (b) are clearly defined, safe and easily accessible; (c) are designed to contain potential adverse impacts of servicing within the site;	<b>AO19.1</b> Development ensures that a service bay provided on site: (a) is provided and designed to comply with the design vehicle table and service area design standards in the Transport, access, parking and servicing planning scheme policy; (b) is located away from street frontages and screened from adjoining premises.	<b>AO19.1</b> The proposed design provides for adequate servicing arrangements.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO19.2</b> Development provides on-site servicing facilities and associated on-site vehicle	<b>AO19.2</b> The proposed design provides for adequate servicing arrangements.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) do not detract from the aesthetics or amenity of the surrounding area.	manoeuvring areas which are designed in compliance with the service area design standards in the Transport, access, parking and servicing planning scheme policy.		<input type="checkbox"/> Performance Solution
	<b>AO19.3</b> Development provides service areas for refuse collection in compliance with the standards in the Refuse planning scheme policy, Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	<b>AO19.3</b> The proposed design provides for adequate servicing arrangements.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO20</b> Development provides service vehicle access routes to and from the site which minimise the impact on: (a) amenity and safety in residential areas; (b) streets not constructed to a standard that accommodate increased heavy vehicle movements.	<b>AO20</b> Development ensures that service vehicles use the shortest and most direct route to the major road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.	<b>AO20</b> The proposed design provides for adequate servicing arrangements with direct access via the shortest route for vehicles.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensioned vehicle or any on vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development)</b>			
<b>PO21</b> Development which is freight-dependent development ensures that the traffic generated by the development does not impact on:	<b>AO21.1</b> Development which is freight-dependent development is located on a site which: (a) has frontage to or direct access to the freight network in the Road hierarchy	<b>AO21.1</b> The proposed development is not required to be serviced by the abovementioned vehicles. As such, this element of the criteria is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) the operation of the transport network; (b) the safety and amenity of a residential area; (c) a road not constructed to accommodate a non-standard vehicle such as a road only constructed to accommodate a vehicle that has a legal right of access to all roads including Austroads vehicles classes 1–9.	overlay via roads in a zone in the Industry zones category; or  (b) can be serviced by a route that can act as a primary freight access route and connect to an existing primary freight route without impacting on the safe operation of the road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.		
	<b>AO21.2</b> Development which is freight-dependent development provides any necessary upgrade to a road used as an access route in compliance with the Infrastructure design planning scheme policy.	<b>AO21.2</b> The proposed development is not freight dependent. As such, this element of the criteria is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

## 5. Overlay Codes

### 5.1 Airport Environs Overlay Code

#### 5.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Airport environs overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (i) Theme 1: Brisbane’s globally competitive economy and Element 1.2 – Brisbane’s industrial economy; (ii) Theme 5: Brisbane’s CityShape and Element 5.1 – Brisbane’s City Centre and Element 5.2 – Brisbane’s Major Industry Areas. (iii) Provide for the assessment of the suitability of development in the Airport environs overlay.		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<b>(2) The purpose of the code will be achieved through the following overall outcomes:</b>		
<p>(a) Development protects the safety and functioning of operational airspace of the Brisbane, Archerfield and Amberley airports.</p> <p>(b) Development protects the functioning of aviation facilities from incompatible land uses, buildings, structures and works.</p> <p>(c) Development within the vicinity of the Brisbane and Archerfield airports is appropriately located to prevent exposure to very high levels of aircraft noise and designed to adequately attenuate expected aircraft noise to protect the health and wellbeing of occupants.</p> <p>(d) Development ensures that operational airspace of the Brisbane, Archerfield and Amberley airports is not put at risk from light sources or wildlife interference generated by development.</p> <p>(e) Development minimises potential hazards to the safety and functioning of airport operations resulting from emissions from smoke, dust or any other airborne particulate or the creation of air turbulence.</p> <p>(f) Development does not materially increase the number of people or the storage and handling of dangerous goods or combustible liquids within public safety areas.</p> <p>(g) Development minimises the potential hazard to safety of airport operators resulting from reflection of sunlight, and other potential threat of interference to pilot vision.</p> <p>(h) Development avoids increased risks to public safety near airport runways.</p>	<p>The proposed development generally achieves compliance with the Overall Outcomes. Specifically, the proposal will not impact on the safety and functioning of operational airspace of the Brisbane, Archerfield and Amberley airports. Furthermore, the proposal will not create potential hazards to the safety and functioning of airport operations resulting from emissions from light, smoke, dust or any other airborne particulate or the creation of air turbulence.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

### 5.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories</b>			
<b>General</b>			
<b>PO1</b> Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	<b>AO1</b> Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation.	<b>AO1</b> The proposed development does not penetrate or create any physical obstruction into the OLS or PANS-OPS	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO2</b> Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports.	<b>AO2</b> Development does not emit into the OLS or height restriction zone: (a) a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; (b) smoke, dust, ash, steam or other airborne particulate.	<b>AO2</b> The proposed development will not emit gaseous plume, smoke, dust, ash, stream or other airborne particulate into the OLS.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Additional performance outcomes and acceptable outcomes if involving air service</b>			
<b>PO3</b> Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	<b>AO3</b> Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	<b>AO3</b> The proposed development does not involve air services.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section B—If in the Bird and bat strike zone sub-categories</b>			
<b>PO4</b>	<b>AO4.1</b>	<b>AO4.1</b>	<input type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats.	The proposal ensures that waste is covered and collected so that it is inaccessible to birds and bats.	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO4.2</b> Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	<b>AO4.2</b> Landscaping and drainage will be designed to not attract birds and bats.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section C—If in the Public safety area sub-categories</b>			
<b>PO5</b> Development does not expose or increase the risk to public safety.	<b>AO5.1</b> Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.	<b>AO5.1</b> The site is not in the Public safety area sub-categories.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO5.2</b> Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	<b>AO5.2</b> The site is not in the Public safety area sub-categories.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section D—If in the Light intensity sub-categories</b>			
<b>PO6</b> Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	<b>AO6.1</b> Development ensures that outdoor lighting: (a) does not imitate the format of approach or runway lighting by configuring lights	<b>AO6.1</b> The site is not in the Light intensity sub-categories.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<p>in straight parallel lines greater than 500m in length;</p> <p>(b) does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories.</p>		
	<p><b>AO6.2</b></p> <p>Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve:</p> <p>(a) coloured flashing or sodium lighting; or</p> <p>(b) glare or upward shining lights; or</p> <p>(c) flare plumes.</p>	<p><b>AO6.2</b></p> <p>The site is not located within the light intensity sub-categories.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<b>Section E—If in the Aviation facilities sub-categories</b>			
<p><b>PO7</b></p> <p>Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility.</p>	<p><b>AO7</b></p> <p>Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that:</p> <p>(a) transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or</p> <p>(b) contains a reflective surface that will interfere with the functioning of the aviation facility.</p>	<p><b>AO7</b></p> <p>The site is not located within the Aviation facilities sub-categories.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<b>Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories</b>			
<b>PO8</b>	<b>AO8.1</b>	<b>AO8.1</b>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in Table 8.2.2.3.B.</p>	<p>Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation located in the ANEF 20-25 sub-category:</p> <p>(a) provides external windows and doors which are acoustically rated to a minimum of Rw 30;</p> <p>(b) ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45;</p> <p>(c) ensures that external walls are acoustically rated to a minimum of Rw 50.</p>	<p>The proposed development is not located within the ANEF contour sub-categories.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
	<p><b>AO8.2</b></p> <p>Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park located in the ANEF 25-30 sub-category:</p> <p>(a) provides external windows and doors which are acoustically rated to a minimum of Rw 30;</p> <p>(b) ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45;</p>	<p><b>AO8.2</b></p> <p>The proposed development is not located within the ANEF contour sub-categories.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(c) ensures that external walls are acoustically rated to a minimum of Rw 50.		
	<b>AO8.3</b> Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	<b>AO8.3</b> The proposed development is not located within the ANEF contour sub-categories.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO8.4</b> No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.	<b>AO8.4</b> The proposed development is not located within the ANEF contour sub-categories.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO8.5</b> Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.	<b>AO8.5</b> The proposed development is not located within the ANEF contour sub-categories.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO9</b> Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.	<b>AO9.1</b> Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-	<b>AO9.1</b> The proposed development is not located within the ANEF contour sub-categories.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.		
	<p><b>AO9.2</b></p> <p>Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.</p>	<p><b>AO9.2</b></p> <p>The proposed development is not located within the ANEF contour sub-categories.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

## 5.2 Community Purposes Network Overlay Code

### 5.2.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p>(1) This code applies to assessing development in the Community purposes network overlay, if:</p> <p>(a) assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (<a href="#">section 5.10</a>); or</p> <p>(b) impact assessable development.</p>		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>(2) Land within the Community purposes network overlay is identified on the <a href="#">Community purposes network overlay map</a> and is included in the following sub-categories:</b></p> <ul style="list-style-type: none"> <li>(a) Existing trunk park sub-category;</li> <li>(b) Existing non-trunk park sub-category;</li> <li>(c) Existing community facilities and land for community facilities sub-category;</li> <li>(d) LGIP planned land for community facilities specific location sub-category;</li> <li>(e) LGIP planned park acquisition specific location sub-category;</li> <li>(f) LGIP planned park upgrade specific location sub-category;</li> <li>(g) LGIP planned park embellishment specific location sub-category;</li> <li>(h) LGIP planned corridor park specific location sub-category;</li> <li>(i) Long term land for community facilities specific location sub-category;</li> <li>(j) Long term park specific location sub-category;</li> <li>(k) Long term corridor park specific location sub-category.</li> </ul>		
<p><b>(3) When using this code, reference should be made to <a href="#">section 1.5</a> and <a href="#">section 5.3.3</a>.</b></p>		
<p>The purpose of the Community purposes network overlay code is to:</p> <ul style="list-style-type: none"> <li>(a) Implement the policy direction in the <a href="#">Strategic framework</a> in particular: <ul style="list-style-type: none"> <li>(i) Theme 4: Brisbane’s highly effective transport and infrastructure, Element 4.2 – Brisbane’s other infrastructure networks and Element 4.3 – Brisbane’s coordinated infrastructure planning and delivery;</li> <li>(ii) Theme 5: Brisbane’s CityShape and Element 5.6 – Brisbane’s Greenspace System.</li> </ul> </li> <li>(b) Provide for the assessment of the suitability of development in the Community purposes network overlay.</li> </ul> <p>The purpose of the code will be achieved through the following overall outcomes:</p>	<p>The proposed development achieves the overall outcomes of the Community Purposes Network Overlay as follows:</p> <ul style="list-style-type: none"> <li>• The subject site is not identified as requiring any community infrastructure items;</li> <li>• The proposed development does not negatively impact or compromise the provision of community infrastructure.</li> </ul>	<p><input checked="" type="checkbox"/> Compliant  <input type="checkbox"/> N/A  <input type="checkbox"/> Performance Solution</p>

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p>(a) Development which is assumed future urban development contributes to the completion of the Community purposes network through the provision of the existing and planned infrastructure for the parks network and land for the community facilities network in the <a href="#">Local government infrastructure plan</a>.</p> <p>(b) Development which is not assumed future urban development contributes to the completion of the Community purposes network through the provision of additional trunk infrastructure costs for long term infrastructure for the parks network and land for the community facilities network in the <a href="#">Long term infrastructure plans</a>.</p> <p>(c) Development which provides existing and planned infrastructure for the Community purposes network in the <a href="#">Local government infrastructure plan</a> ensures the provision, location, layout and configuration of the park and land for community facilities meets community needs and contributes quality assets.</p> <p>(d) Development does not compromise the completion of the Community purposes network.</p>		

### 5.2.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long-term corridor park specific location sub-category</p>			
<p><b>PO1</b> Development which is assumed future urban development provides the</p>	<p><b>AO1</b> Development which is assumed future urban development provides land and</p>	<p><b>AO1</b></p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site:</p> <ul style="list-style-type: none"> <li>(a) to serve the recreational needs of Brisbane’s residents, workers and visitors on a local, district and metropolitan scale;</li> <li>(b) to maximise recreational, visual, cultural and biodiversity values;</li> <li>(c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use;</li> <li>(d) to meet the requirements of intended users;</li> <li>(e) to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.</li> </ul>	<p>embellishments for existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site in compliance with the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy</p>	<p>The subject site is not identified as requiring any parks in the Local government infrastructure plan or overlay mapping.</p>	<p><input type="checkbox"/> Performance Solution</p>
<p><b>PO2</b></p> <p>Development provides for the payment of additional 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> </ul>	<p><b>AO2</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>AO2</b></p> <p>The subject site is not identified as requiring infrastrucutre in the Local government infrastructure plan or overlay mapping.</p>	<p><input type="checkbox"/> Compliant  <input checked="" type="checkbox"/> N/A  <input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>(b) for development completely inside the priority infrastructure area in the Local government infrastructure plan:</p> <p>(i) trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan;</p> <p>(ii) long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development;</p> <p>(iii) other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development.</p>			
<p><b>PO3</b></p> <p>Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised:</p> <p>(a) the long term infrastructure for the parks network in the Long term</p>	<p><b>A03</b></p> <p>Development protects a park shown on the Community purposes network overlay map in compliance with the following:</p> <p>(a) for long term infrastructure for the parks network, the Long term infrastructure plans;</p>	<p><b>A03</b></p> <p>The subject site is not identified as requiring any parks in the Local government infrastructure plan or overlay mapping.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>infrastructure plans and an applicable neighbourhood plan;</p> <p>(b) the existing and planned infrastructure for the parks network in the Local government infrastructure plan;</p> <p>(c) the provision of long term, existing and planned infrastructure for the parks network which:</p> <p>(i) is required to service the development or existing and future urban development in the planning scheme area; o</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>(b) for existing and planned infrastructure for the parks network, the Local government infrastructure plan;</p> <p>(c) the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.</p>		
<p><b>If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category</b></p>			
<p><b>PO4</b></p> <p>Development which is assumed future urban development provides the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site:</p> <p>(a) to serve the physical, social and cultural needs of Brisbane’s residents, workers and visitors on a</p>	<p><b>AO4</b></p> <p>Development which is assumed future urban development provides land for existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site in compliance with the standards for the land for the community facilities network in the Community facilities code and the</p>	<p><b>AO4</b></p> <p>The subject site is not identified as requiring community infrastructure items as described by the LGIP.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>local, district and metropolitan scale;</p> <p>(b) to maximise recreational, social and cultural values;</p> <p>(c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use;</p> <p>(d) to meet the requirements of the intended users;</p> <p>(e) to provide, in appropriate locations, for a diversity of community service, cultural and leisure opportunities, that are integrated or co-located with complementary uses and avoid duplicating facilities on nearby land in the community facilities network.</p>	<p>Infrastructure design planning scheme policy.</p>		
<p><b>PO5</b></p> <p>Development provides for the payment of additional 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) for development completely inside the priority infrastructure area in</p>	<p><b>A05</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>A05</b></p> <p>The subject site is not identified as requiring community infrastructure items as described by the LGIP.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>the Local government infrastructure plan involving</p> <p>(i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;</p> <p>(ii) long term infrastructure for the land for community facilities network which is made necessary by development that is not assumed future urban development;</p> <p>(iii) other infrastructure for the land for community facilities network associated with development that is not assumed future urban development which is made necessary by the development.</p>			
<p><b>PO6</b></p> <p>Development protects land for community facilities shown on the Community purposes network overlay map to ensure the following are not compromised:</p> <p>(a) the long term infrastructure for the land for community facilities network in the Long term infrastructure plans and an applicable neighbourhood plan;</p>	<p><b>AO6</b></p> <p>Development protects land for community facilities network shown on the Community purposes network overlay map in compliance with the following:</p> <p>(a) for long term infrastructure for the land for community facilities network, the Long term infrastructure plans;</p> <p>(b) for existing and planned infrastructure for the land for community facilities</p>	<p><b>AO6</b></p> <p>The subject site is not identified as requiring community infrastructure items and the proposed development does not impact any community facilities network.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>(b) the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan;</p> <p>(c) the provision of long term, existing and planned infrastructure for the land for community facilities network which:</p> <p>(i) is required to service the development or existing and future urban development in the planning scheme areas; 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>network, the Local government infrastructure plan;</p> <p>(c) the standards for the land for community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.</p>		

### 5.3 Industrial Amenity Overlay Code

#### 5.3.1 Performance Outcomes & Acceptable Outcomes

Performance outcomes	Acceptable outcomes	Comments
<b>Section A—If in the Industrial amenity investigation area sub-category</b>		
<p><b>PO1</b> Development of sensitive uses outside of sensitive zones is prevented from encroaching upon land in the Industry zones category.</p>	<p><b>AO1</b> Development for a sensitive use is located no closer than: (a) 250m to an Industry zone, General industry B zone precinct boundary;</p>	<p>Complies – The proposal is not located within the prescribed distances under the Acceptable outcome.</p>

	(b) 500m to an Industry zone, General industry C zone precinct boundary; (d) 1500m to a Special industry zone boundary.	
<p><b>PO2</b> Development is located, designed and constructed to achieve the air quality (planning) criteria in Table 8.2.13.3.B, odour criteria in Table 8.2.13.3.C and health risk criteria in Table 8.2.13.3.D. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO2</b> Development for a sensitive use is located no closer than the distance stated in Table 8.2.13.3.G.</p>	Complies – The proposal is not located within the prescribed distances under the Acceptable outcome.
<p><b>PO3</b> Development is located, designed and constructed to achieve the noise (planning) criteria in Table 8.2.13.3.E to protect the development from adverse noise impacts. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO3</b> Development for a sensitive use is located no closer than:</p> <ul style="list-style-type: none"> <li>c) 150m to a medium impact industry A or sewage treatment plant;</li> <li>d) 250m to a medium impact industry B, waste transfer station or landfill;</li> <li>e) 500m to a high impact industry or special industry.</li> </ul>	Complies – The proposal is not located within the prescribed distances under the Acceptable outcome.
<b>Section B—If in the Industrial hazard investigation area sub-category</b>		
<p><b>PO4</b> Development is located, designed and constructed to achieve the hazard and risk criteria in Table 8.2.13.3.F to protect the development from:</p> <ul style="list-style-type: none"> <li>d) technological hazards (fire, explosion and toxic release);</li> <li>e) major hazard facilities;</li> <li>f) facilities storing 10% or more than the major hazard facilities quantity threshold.</li> </ul> <p>Editor's note—Applicants should contact Council for advice.</p>	<p><b>AO4</b> No acceptable outcome is prescribed.</p>	Not applicable – the subject site is not located within the industrial hazard investigation area.

## 5.4 Road Hierarchy Overlay Code

### 5.4.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>(1) The purpose of the Road hierarchy overlay code is to:</b></p> <p><b>(a) Implement the policy direction in the Strategic framework, in particular:</b></p> <p style="padding-left: 20px;"><b>(i) Theme 4: Brisbane’s highly effective transport and infrastructure networks and Element 4.1 – Brisbane’s transport infrastructure networks;</b></p> <p style="padding-left: 20px;"><b>(ii) Theme 2: Brisbane’s outstanding lifestyle and Element 2.1 – Brisbane’s identity.</b></p> <p><b>(b) Provide for the assessment of the suitability of development in the Road hierarchy overlay.</b></p>		
<p><b>(2) The purpose of the code will be achieved through the following overall outcomes:</b></p>		
<p>(a) Development contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane’s public domain.</p> <p>(b) Development accessing roads is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists.</p> <p>(c) Development that changes the function of a road by generating traffic does so such that the new function of the road in the hierarchy is compatible with the surrounding road hierarchy and where necessary is reconstructed to meet its new design parameters.</p> <p>(d) Development that provides a new road internal and connecting to the road hierarchy complements or completes the existing road hierarchy.</p> <p>(e) Development does not compromise the completion of the road hierarchy.</p> <p>(f) Development ensures that land uses are located to support and implement a safe and efficient road hierarchy facilitating the efficient movement of people and goods.</p>	<p>The proposed development is compatible with the surrounding road hierarchy and contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane’s public domain. The proposal is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

## 5.4.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<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: (a) vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: (i) the road hierarchy shown on the Road hierarchy overlay map; (ii) public transport operations; (iii) pedestrian and cyclist movement; (b) the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; (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.	<b>AO1.1</b> Development ensures that an access driveway is provided from: (a) a minor road; (b) a district road or suburban road if the development has high traffic-generating potential.	<b>AO1.1</b> The proposal ensures access is provided from a suitable road hierarchy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<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>AO1.2</b> The proposal does not seek to provide access from a primary freight route.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<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>AO1.3</b> The proposal seeks to provide access from the lowest order of road in accordance with the Road Hierarchy Overlay.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.4</b>	<b>AO1.4</b>	<input checked="" type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development ensures that a turn to and from a major road is restricted to a left turn only.	The proposal does not seek access to a major road.	<input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<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>AO.51</b> The proposal will seek access from the lowest order road.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section B—If for assessable development for a material change of use</b>			
<b>PO2</b> Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	<b>AO2.1</b> Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	<b>AO2.1</b> The proposed development achieves an access which is consistent with the amount of traffic expected of the road hierarchy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO2.2</b> Development mitigates an impact on the road hierarchy if the development: <ul style="list-style-type: none"> <li>(a) is for a major development; or</li> <li>(b) involves an access driveway to a major road; or</li> <li>(c) involves an access driveway within 100m of a signalised intersection.</li> </ul>	<b>AO2.2</b> The proposal does not involve a major development, access to a major road nor within 100m of a signalised intersection.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section C—If for assessable development for a material change of use or reconfiguring of a lot</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>PO3</b></p> <p>Development makes provision for the extension, expansion and widening of the existing and future road network where required.</p>	<p><b>AO3</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>AO3</b></p> <p>The subject site is located within an established urban area. As such, future widening and expansion of the road hierarchy is unlikely to be required.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO3A</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) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:</p> <p>(i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;</p> <p>(ii) long term infrastructure for the road network which is made necessary by development that is not</p>	<p><b>AO3A</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>AO3A</b></p> <p>The subject site is located within an established urban area. As such, future widening and expansion of the road hierarchy is unlikely to be required.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>assumed future urban development;</p> <p>(iii) other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development.</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</b></p>			
<p><b>PO4</b></p> <p>Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised:</p> <p>(a) the long term infrastructure for the road network in the Long term infrastructure plans;</p> <p>(b) the existing and planned infrastructure for the road network in the Local government infrastructure plan;</p> <p>(c) the provision of long term, existing and planned infrastructure for the road network which:</p>	<p><b>AO4</b></p> <p>Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following:</p> <p>(a) for the long term infrastructure for the road network, the Long term infrastructure plans;</p> <p>(b) for existing and planned infrastructure for the road network, the Local government infrastructure plan;</p> <p>(c) the standards for the road network in the Infrastructure design planning scheme policy.</p>	<p><b>AO4</b></p> <p>The site is not located adjacent to a planned infrastructure corridor.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>(i) is required to service the development or 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>			
<b>Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy</b>			
<p><b>PO5</b></p> <p>Development ensures that a new road connection provides:</p> <p>(a) safe, efficient and convenient connectivity of the new road to the major road network;</p> <p>(b) a minimum number of intersections to the major road network.</p>	<p><b>AO5</b></p> <p>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>AO5</b></p> <p>The proposal is designed in a manner to preserve the functionality of the road hierarchy.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO6</b></p> <p>Development ensures that an extension of or change to the road network:</p> <p>(a) provides internal connectivity and connects to the external road network;</p> <p>(b) provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks,</p>	<p><b>AO6.1</b></p> <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>AO6.1</b></p> <p>The proposal is designed in a manner to preserve the functionality of the road hierarchy.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
	<p><b>AO6.2</b></p>	<p><b>AO6.2</b></p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>schools, shops, bus routes, transport facilities or open space systems;</p> <p>(c) provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route;</p> <p>(d) includes the provision of bus routes that provide ease of access to bus customers;</p> <p>(e) minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time;</p> <p>(f) provides a street layout that minimises travel time and traffic volumes on minor roads;</p> <p>(g) provides high permeability for pedestrian and cycle networks;</p> <p>(h) provides safe accessibility to lots by having more than one street providing access to the area;</p> <p>(i) preserves the function of the road hierarchy and addresses all impacts to the road network.</p>	<p>Development preserves the function of the road hierarchy and addresses all impacts on the road network.</p>	<p>The proposal is designed in a manner to preserve the functionality of the road hierarchy.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO7</b></p> <p>Development ensures that premises and vehicle access are located and controlled so as to have no significant</p>	<p><b>AO7</b></p> <p>Development ensures that residential lots are laid out to ensure a future use does not</p>	<p><b>AO7</b></p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	directly ingress from or egress to a major road.	The proposal ensures future lots do not direct ingress or egress to a major road.	<input type="checkbox"/> Performance Solution
<b>PO8</b> Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay.	<b>AO8</b> 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.	<b>AO8</b> The proposal does not involve an intersection.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

## 5.5 Streetscape Hierarchy Overlay Code

### 5.5.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<b>(1) The purpose of the Streetscape hierarchy overlay code is to:</b>		
<b>(a) Implement the policy direction in the Strategic framework, in particular:</b>		
<b>(i) Theme 2: Brisbane’s outstanding lifestyle and Element 2.1– Brisbane’s identity;</b>		
<b>(ii) Theme 4: Brisbane’s highly effective transport and infrastructure networks and Element 4.1 – Brisbane’s transport infrastructure networks.</b>		
<b>(b) Provide for the assessment of the suitability of development in the Streetscape hierarchy overlay.</b>		
<b>(2) The purpose of the code will be achieved through the following overall outcomes:</b>		
<b>(a)</b> Development ensures that verges are wide enough to support high levels of pedestrian movement and have sufficient space to accommodate large subtropical street tree plantings.	The proposal ensures that the verge is wide enough to include consistent and high-quality treatments with improved footpaths to support pedestrian movement accommodate large subtropical street tree plantings where required. Existing street trees will be retained where possible.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>(b)</b> Development ensures that existing street trees are retained and new subtropical tree species in the verge make a		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p>significant contribution to shade tree cover and carbon sequestration.</p> <p>(c) Development ensures that subtropical planting reinforces city gateways, thresholds and nodes.</p> <p>(d) Development ensures that verges comprise consistent and high-quality treatments with improved footpaths and increased shade and shelter appropriate to their anticipated pedestrian use and where the use will change from the current zone.</p> <p>(e) Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all ages and abilities throughout sites and throughout neighbourhoods.</p> <p>(f) Development maintains options for the safe movement of wildlife along a corridor.</p>	<p>The proposal will protect and contribute to safe, direct and convenient access for pedestrians and cyclists of all ages and abilities throughout sites and throughout neighbourhoods and maintain options for the safe movement of wildlife along a corridor.</p>	

### 5.5.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<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>AO1</b></p> <p>The proposal provides a minor verge widening to ensure the minimum 3.75m verge width is achieved in accordance with Table 8.2.20.3.B.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO2</b></p>	<p><b>AO2.1</b></p>	<p><b>AO2.1</b></p>	<p><input type="checkbox"/> Compliant</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	Development ensures that existing street trees are retained and protected.	The proposal does not impact upon existing street trees.	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO2.2</b> 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.	<b>AO2.2</b> Any streetscape works will be carried out in accordance with the requirements outlined in the acceptable outcome. This requirement can be conditioned by Council.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section B—If for assessable development</b>			
<b>PO3</b> Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map:  (a) facilitates a high level of pedestrian movement and activity;  (b) enforces the sense of arrival to individual precincts and major connections;  (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.	<b>AO3.1</b> Development ensures that a corner land dedication is provided:  (a) where identified in the Streetscape hierarchy overlay map;  (b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	<b>AO3.1</b> The subject site is not located on a corner.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<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	<b>AO3.2</b> The subject site is not located on a corner.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<p>Infrastructure design planning scheme policy.</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>AO3.3</b> The subject site is not located on a corner.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<b>If in or on a site adjoining the Wildlife movement solution sub-category</b>			
<p><b>PO4</b> Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.</p>	<p><b>AO4</b> Development ensures that infrastructure solutions are:</p> <p>(a) provided at the locations identified on the Streetscape hierarchy overlay map;</p> <p>(b) designed to:</p> <p>(iv) account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance;</p> <p>(v) achieve physical separation of native wildlife and the road;</p> <p>(vi) adopt designs and treatments known to be used by native species, including significant fauna species</p>	<p><b>AO4</b> The subject site does not require a cross block link as identified on the Streetscape hierarchy overlay map. Therefore, this outcome is not applicable.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	listed in the Biodiversity area overlay code.		

## 5.6 Traditional Building Character (Design) Overlay Code

### 5.6.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>(1) The purpose of the Traditional building character (design) overlay code is to:</b></p> <p>(a) Implement the policy direction in the Strategic framework, in particular:</p> <p>(i) Theme 2: Brisbane’s outstanding lifestyle and Element 2.1 – Brisbane’s identity;</p> <p>(ii) Theme 5: Brisbane’s CityShape and Element 5.5 – Brisbane’s Suburban Living Areas.</p> <p>(b) Provide for the assessment of the suitability of development in the Traditional building character overlay.</p>		
<p><b>(2) The purpose of the code will be achieved through the following overall outcomes:</b></p>		
<p>(a) Development reflects or strengthens the traditional character and traditional building character through compatible form, scale, materials and detailing;</p> <p>(b) Development retains and complements a precinct of houses constructed in 1946 or earlier.</p>	<p>The proposal has been architecturally designed in accordance with the requirements of the Traditional building character (design) overlay code.</p> <p>The proposal will incorporate a built form, scale, detailing and materials consistent with a pre-1947 Dwelling house and complement the traditional building character of the streetscape.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

## 5.6.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>If in the Low-medium density residential zone or the Character residential zone, where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short term accommodation, where not in the Local character significance sub-category</b>			
<b>PO1</b> Development retains buildings constructed in 1946 or earlier in its original setting and complements nearby buildings in the street built in 1946 or earlier.	<b>AO1.1</b> Development ensures that any building constructed in 1946 or earlier which is retained is sited at the front of the site at the street frontage.	<b>AO1.1</b> The proposal retains the existing pre-1947 dwelling house and its orientation towards the street.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO1.2</b> Development for a building which is not on a rear lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest residential buildings constructed in 1946 or earlier fronting the same street.	<b>AO1.2</b> The proposal retains the front setback towards Rylatt Street.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO2</b> Development for a garage does not dominate the street frontage or gardens and complements the traditional setting of residential buildings constructed in 1946 or earlier nearby in the street.	<b>AO2.1</b> Development for a garage is set back from any road alignment in a position similar to garages located on sites of dwelling houses constructed in 1946 or earlier located nearby in the street.	<b>AO2.1</b> The proposal achieves a carport design that is consistent with car accommodation within the street.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO2.2</b> Development for a garage is integrated into any dwelling house such that it does not dominate the composition of the house or dominate the streetscape. Refer to Figure a.	<b>AO2.2</b> The proposal achieves a carport design that is consistent with car accommodation within the street.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

<p><b>PO3</b></p> <p>Development has a building form and bulk which complements the predominant traditional scale of a dwelling house constructed in 1946 or earlier nearby in the street.</p>	<p><b>A03</b></p> <p>Development for a new building or an extension to an existing building uses breaks in form to present as small components similar in scale to that of existing dwelling houses constructed in 1946 or earlier nearby in the street. Refer to Figure b.</p>	<p><b>A03</b></p> <p>The proposal will continue to reflect a built form, scale, detailing and materials consistent with pre-1946 Dwelling house and complement the traditional building character of the streetscape. Specifically, the proposal will provide -</p> <ul style="list-style-type: none"> <li>• Presents a solid core with the existing façade from the original dwelling house fronting the street consistent with pre-1947 traditional building character;</li> <li>• Includes external elements and detailing that complement pre-1947 traditional building character including lightweight materials, eaves, balustrading, window hoods and decorative detailing;</li> <li>• Articulation and modulation through adopting a variety of architectural features and overlooking the streetscape with windows orientated towards the street;</li> <li>• Incorporates building materials such as timber cladding and metal sheet roofing which are consistent</li> </ul>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		<p>with the reflective character within the streetscape;</p> <ul style="list-style-type: none"> <li>• Retain the front traditional gable roof form with pitch, proportions, and eaves compatible with pre-1947 houses in the nearby street;</li> <li>• The dwelling provides openings and sun shading elements including overhang of the guttering and roof which will act as sun shading devices and setbacks to allow for buildings to retain access to natural light, sunlight and breeze.</li> </ul>	
<p><b>PO4</b> Development has a building form which complements the traditional building form and traditional elements, detailing and materials of a residential building constructed in 1946 or earlier nearby in the street.</p>	<p><b>AO4.1</b> Development includes a solid core with attached or integrated lightweight verandah or balcony structure addressing the street.</p>	<p><b>AO4.1</b> The proposal provides a solid core with the existing facade fronting the street that is consistent with pre-1947 traditional building character;</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
	<p><b>AO4.2</b> Development ensures that different floor levels are distinguished in the streetscape through the expression of external elements on the upper and lower levels.</p>	<p><b>AO4.2</b> The proposal is limited to a single storey development.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<p><b>AO4.3</b></p> <p>Development for a building which is located at the front of the site, provides habitable space, verandahs and windows that are orientated towards the street. Refer to Figure c.</p>	<p><b>AO4.3</b></p> <p>The proposal provides habitable space and windows oriented towards the street.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
	<p><b>AO4.4</b></p> <p>Development for a dwelling house does not provide for the ground storey to project forward of the upper floor verandah or balcony structure.</p>	<p><b>AO4.4</b></p> <p>The proposal does not provide for the ground storey to project forward of the upper floor verandah or balcony.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO5</b></p> <p>Development provides external elements and detailing which:</p> <p>(a) reflect traditional elements and detailing and materials;</p> <p>(b) reduce building bulk;</p> <p>(c) form a transition with the external landscape.</p>	<p><b>A05</b></p> <p>Development provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels which:</p> <p>(a) reflect those of dwelling houses constructed in 1946 or earlier nearby in the street;</p> <p>(b) are sufficient to cast shadows;</p> <p>(c) provide three-dimensional effects.</p> <p>Refer to Figure d.</p>	<p><b>A05</b></p> <p>The proposal Includes a traditional gable roof form with pitch that is compatible with the dwelling houses within the street. Furthermore, the proposal provides openings and sun shading elements that will retain access to natural light, sunlight and breeze.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>PO6</b></p> <p>Development uses:</p> <p>(a) materials which reflect the traditional materials used predominantly in residential buildings constructed in 1946 or earlier nearby in the street;</p> <p>(b) external materials which reflect the architectural themes of residential buildings constructed in 1946 or earlier, reduce building bulk and form a transition with the external landscape.</p>	<p><b>AO6.1</b></p> <p>Development uses traditional materials consistent with the predominant traditional materials of the dwelling houses constructed in 1946 or earlier fronting the same street.</p>	<p><b>AO6.1</b></p> <p>The proposal Incorporates building materials such as timber cladding, batten screening, decking and metal sheet roofing which are consistent with the reflective character within the streetscape;</p>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<p><b>AO6.2</b></p> <p>Development uses roof materials similar to the roof materials on dwelling houses constructed in 1946 or earlier nearby in the street.</p>	<p><b>AO6.2</b></p> <p>Includes a traditional gable roof form with pitch that is compatible with the dwelling houses within the street</p>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<p><b>AO6.3</b></p> <p>Development ensures that:</p> <p>(a) for dwelling houses lightweight materials predominate;</p> <p>(b) if masonry is used, it is rendered or painted and used in conjunction with other more lightweight materials, in order to define the upper and lower levels.</p>	<p><b>AO6.3</b></p> <p>The proposal ensures the use of lightweight materials predominate.</p>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<p><b>PO7</b></p> <p>Development provides roof forms which complement traditional roof styles of residential buildings constructed in 1946 or earlier that are located nearby in the street in terms of roof pitch and proportion.</p>	<p><b>AO7.1</b></p> <p>Development provides roof forms which are one or more of a combination of pyramids, hips or gables of similar pitch and proportions to those of dwelling houses constructed in 1946 or earlier nearby in the street.</p>	<p><b>AO7.1</b></p> <p>The proposal retains the existing roof form from the Dwelling house.</p>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<p><b>AO7.2</b></p> <p>Development includes eaves that are of similar proportions to eaves on dwelling houses constructed in 1946 or earlier nearby in the street.</p>	<p><b>AO7.2</b></p> <p>The proposal includes eaves commensurate with a dwelling house constructed before 1947.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>Additional performance outcomes and acceptable outcomes if in the Character residential zone where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short term accommodation, where not in the Local character significance sub-category</b></p>			
<p><b>PO8</b></p> <p>Development has a building height and bulk which reinforces the natural topography and complements the predominant 'traditional scale' of residential buildings constructed in 1946 or earlier nearby in the street.</p>	<p><b>AO8</b></p> <p>Development, if in a sloping street where the rhythm of the stepping levels and eaves is characteristic of the streetscape created by dwelling houses constructed in 1946 or earlier, has a building height and roof and eave levels that continue the rhythm and maintain that stepping. Refer to Figure e.</p>	<p><b>AO8</b></p> <p>The subject site is not identified as a sloping street.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>Additional performance outcomes and acceptable outcomes in the Latrobe and Given Terraces neighbourhood plan area</b></p>			
<p><b>PO9</b></p> <p>Development ensures that:</p> <p>(a) low-set houses remain of a low-set appearance;</p> <p>(b) if raising a building, the height increase does not alter the overall effect of the floor area to the street level.</p>	<p><b>AO9</b></p> <p>Development maintains the height relationship of an existing floor area to street level.</p>	<p><b>AO9</b></p> <p>The subject site is not within the Latrobe and Given Terraces neighbourhood plan area.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>PO10</b> Development for a building is designed with appropriate detailing for the period of the building.	<b>AO10.1</b> Development ensures that a verandah incorporates historically appropriate detailing for the period of the building.	<b>AO10.1</b> The subject site is not within the Latrobe and Given Terraces neighbourhood plan area.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO10.2</b> Development does not replace suspended awnings typical from the 1920s onwards with post-supported awnings.	<b>AO10.2</b> The subject site is not within the Latrobe and Given Terraces neighbourhood plan area.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Additional performance outcomes and acceptable outcomes if a pre-1911 building where in the Latrobe and Given Terraces neighbourhood plan area</b>			
<b>PO11</b> Development involving an alteration or addition conserves the traditional building character and does not obscure or is not otherwise insensitive to the traditional building fabric.	<b>AO11.1</b> Development involving an alteration or extension is located: a) at the rear of the premises; or b) on the street frontage only if set further back than the existing building line or is separated from the traditional building fabric by a significant recession in the wall and roof planes.	<b>AO11.1</b> The subject site is not within the Latrobe and Given Terraces neighbourhood plan area.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO11.2</b> Development ensures that traditional construction materials and methods are retained in any existing traditional building fabric and used to reinstate the original components that have been removed and that are proposed to be replaced.	<b>AO11.2</b> The subject site is not within the Latrobe and Given Terraces neighbourhood plan area.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>Additional performance outcomes and acceptable outcomes if in the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct</b>			
<p><b>PO12</b> Development ensures that:</p> <p>(a) the traditional backyard pattern and character of the area is maintained, with a proportion of the site set aside for open space rather than built structures;</p> <p>(b) the subtropical nature of the area is enhanced, with building bulk limited to allow for the flow of breezes and for sunlight into open space and living areas;</p> <p>(c) private open space is of a suitable size and proportion to cater for the active recreation needs of residents of all age groups, and provides space for service functions such as clothes drying;</p> <p>(d) rear boundary setbacks provide sufficient clearance to enable useable private open space;</p> <p>(e) the site design allows for the retention of large trees and provides substantial areas for landscaping consistent with the established traditional landscape character of the area.</p>	<p><b>AO12.1</b> Development has a minimum area of private open space:</p> <p>(a) of 100m<sup>2</sup> or 30% of the site, whichever is the greater;</p> <p>(b) with a minimum dimension of 3m.</p>	<p><b>AO12.1</b> The subject site is not within the Sherwood-Graceville district neighbourhood plan area.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<p><b>AO12.2</b> Development has a minimum rear boundary setback of 6m.</p>	<p><b>AO12.2</b> The subject site is not within the Sherwood-Graceville district neighbourhood plan area.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<p><b>AO12.3</b> Development ensures that:</p> <p>(a) mature trees in backyard areas are retained;</p> <p>(b) a minimum of 1 tree capable of growing to a height of over 4m is provided for every 7m of the average lot width.</p>	<p><b>AO12.3</b> The subject site is not within the Sherwood-Graceville district neighbourhood plan area.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<p><b>AO12.4</b> Development is designed to integrate the retention of existing trees within the front setback.</p>	<p><b>AO12.4</b> The subject site is not within the Sherwood-Graceville district neighbourhood plan area.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>PO13</b></p> <p>Development involving an extension or addition to a dwelling house constructed in 1946 or earlier:</p> <p>(a) does not compromise the traditional character of the house;</p> <p>(b) retains the original roof form of the dwelling house constructed in 1946 or earlier as viewed from the street and does not dominate the original roof form.</p>	<p><b>AO13</b></p> <p>Development involving an extension or addition is:</p> <p>(a) not located in front of the existing dwelling house constructed in 1946 or earlier or otherwise obscure its visibility from its street frontage;</p> <p>(b) smaller in scale and bulk than the existing character building;</p> <p>(c) in the form of a pavilion with a separate roof form and an enclosed link to the original house.</p> <p>Refer to Figure f.</p>	<p><b>AO13</b></p> <p>The subject site is not within the Sherwood-Graceville district neighbourhood plan area.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO14</b></p> <p>Development involving building-in underneath a dwelling house constructed in 1946 or earlier:</p> <p>(a) retains the original form and features of the dwelling house;</p> <p>(b) recesses the lower level street elevation behind the upper level of the street elevation.</p>	<p><b>AO14.1</b></p> <p>Development has a maximum building height of 2 storeys.</p>	<p><b>AO14.1</b></p> <p>The subject site is not within the Sherwood-Graceville district neighbourhood plan area.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
	<p><b>AO14.2</b></p> <p>Development involving building-in underneath a dwelling house constructed in 1946 or earlier, ensures the lower facade:</p> <p>(a) incorporates a batten frieze to minimise the visual impact of new built-in areas underneath;</p> <p>(b) is set back for the full depth of all open or enclosed verandahs on the upper level above, in line with the original external wall;</p>	<p><b>AO14.2</b></p> <p>The subject site is not within the Sherwood-Graceville district neighbourhood plan area.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(c) is set back 1m from the upper level of the front exterior wall if there is no verandah, where visible from the street.		
	<p><b>AO14.3</b></p> <p>Development uses changes or recesses in materials to define the upper and lower levels and sections of the building to visually reduce bulk.</p> <p>Refer to Figure g.</p>	<p><b>AO14.3</b></p> <p>The subject site is not within the Sherwood-Graceville district neighbourhood plan area.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<p><b>AO14.4</b></p> <p>Development for a dwelling house provides access to the first floor by external stairs on the front elevation.</p>	<p><b>AO14.4</b></p> <p>The subject site is not within the Sherwood-Graceville district neighbourhood plan area.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<p><b>PO15</b></p> <p>Development for a new infill building is consistent with the scale of a dwelling house constructed in 1946 or earlier in the street.</p>	<p><b>AO15</b></p> <p>Development has a maximum building height of 2 storeys.</p>	<p><b>AO15</b></p> <p>The subject site is not within the Sherwood-Graceville district neighbourhood plan area.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<p><b>PO16</b></p> <p>Development for a car parking structure and an associated area does not dominate the appearance or landscape setting of the house when viewed from the street.</p> <p>Refer to Figure a and Figure h.</p>	<p><b>AO16.1</b></p> <p>Development for a car parking structure which is:</p> <p>(a) located forward of the front facade of the dwelling house is a single carport that is limited to a maximum width of 3.5m with no garage doors;</p> <p>(b) a double-car width car parking structure, whether located at the side or underneath the house, is:</p>	<p><b>AO16.1</b></p> <p>The subject site is not within the Sherwood-Graceville district neighbourhood plan area.</p>	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(i) a maximum total width of 6m; (ii) if there is no verandah, recessed a minimum of 1m behind the front facade of the house; (iii) if there is a verandah, either open or enclosed, is recessed for the full depth of any of the verandah, in line with the original external wall above.		
	<b>AO16.2</b> Development involving a driveway or parking area: (a) uses a minimum of 50% permeable surfaces such as car tracks, sleepers, pavers and gravel interspersed with soft landscaping; (b) does not use large expanses of bitumen and concrete.	<b>AO16.2</b> The subject site is not within the Sherwood-Graceville district neighbourhood plan area.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO16.3</b> Development ensures that the maximum driveway crossover width is 3.5m.	<b>AO16.3</b> The subject site is not within the Sherwood-Graceville district neighbourhood plan area.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO17</b> Development involving a fence which is visible from the street is low and transparent and complements traditional fencing styles in the area.	<b>AO17</b> Development involving front and return side fences forward of the building are: (a) a maximum height of 1.2m;	<b>AO17</b> The subject site is not within the Sherwood-Graceville district neighbourhood plan area.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) of a timber paling or wire construction that complements the traditional character of the streetscape; (c) at least 20% transparent.		
<b>Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category</b>			
<b>PO18</b> The design of new residential development complements the traditional building character of the area.	<b>AO18.1</b> Development uses traditional materials consistent with the predominant traditional materials of residential buildings constructed in 1946 or earlier, nearby in the street.	<b>AO18.1</b> The subject site is not within the Local character significance sub-category.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>AO18.2</b> The design of new residential buildings reflects, but need not replicate, the character elements of existing dwelling houses constructed in 1946 or earlier, nearby in the street.	<b>AO18.2</b> The subject site is not within the Local character significance sub-category.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>PO19</b> Development for a garage does not dominate the appearance or landscape setting of the dwelling house when viewed from the street.	<b>AO19</b> Development for a garage where located forward of the front facade of a dwelling house consists of a carport with a maximum width of 3.5m and: (a) is open on all sides; (b) has no gates or roller doors; (c) has a roof line which complements and enhances the traditional character of the dwelling house and the streetscape;	<b>AO19</b> The subject site is not within the Local character significance sub-category.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(d) has a maximum driveway crossover width of 3.5m.		
<b>PO20</b> Development involving a fence does not dominate views from the street and complements traditional fencing styles in the area.	<b>AO20</b> Development involving a front and return side fence forward of the main building is: (a) a maximum height of 1.2m; (b) constructed of materials which complement the period and style of the main building; (c) at least 50% transparent.	<b>AO20</b> The subject site is not within the Local character significance sub-category.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category where on a site containing a residential building constructed in 1946 or earlier</b>			
<b>PO21</b> Development involving an extension or addition to a residential building constructed in 1946 or earlier: (a) does not compromise the traditional building character of the building; (b) retains the original roof form of the building constructed in 1946 or earlier as viewed from the street and does not dominate the original roof form.	<b>AO21.1</b> Development involving an extension or addition to a residential building: (a) is not located in front of the existing building constructed in 1946 or earlier or otherwise obscure its visibility from its street frontage; (b) is smaller in scale and bulk than the existing building; (c) comprises roof forms of similar pitch and proportions to those dwelling houses constructed in 1946 or earlier nearby.	<b>AO21.1</b> The subject site is not within the Local character significance sub-category.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<p><b>AO21.2</b></p> <p>Development retains open verandahs that face the street.</p>	<p><b>AO21.2</b></p> <p>The subject site is not within the Local character significance sub-category.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO22</b></p> <p>Development involving building-in underneath a residential building constructed in 1946 or earlier:</p> <p>(a) is consistent with the scale, form and height of nearby dwelling houses constructed in 1946 or earlier or the predominant scale, form, height and rhythm of dwelling houses constructed in 1946 or earlier in the street;</p> <p>(b) recesses new ground storey enclosures in line with the main building core.</p>	<p><b>AO22</b></p> <p>Development involving building-in underneath a residential building constructed in 1946 or earlier:</p> <p>(a) is set back either:</p> <p>(i) for the full depth of all open or enclosed verandahs on the upper level above, in line with the original external wall; or</p> <p>(ii) 1m from the upper level of the front exterior wall where there is no verandah;</p> <p>(b) is screened with a vertical batten frieze to minimise the visual impact of new built-in areas underneath;</p> <p>(c) uses timber or concrete stumps on those areas of the house that are visible from the street.</p>	<p><b>AO22</b></p> <p>The subject site is not within the Local character significance sub-category.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

## 5.7 Traditional Building Character (Demolition) Overlay Code

### 5.7.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>(1) The purpose of the Traditional building character (demolition) overlay code is to:</b></p> <p>(a) Implement the policy direction in the Strategic framework, in particular:</p> <p>(l) Theme 2: Brisbane’s outstanding lifestyle and Element 2.1 – Brisbane’s identity;</p> <p>(m) Theme 5: Brisbane’s CityShape and Element 5.5 – Brisbane’s Suburban Living Areas.</p> <p>(b) Provide for the assessment of the suitability of building work for the demolition, removal or repositioning of a building or structure if any part of the building or structure was substantially constructed in 1946 or earlier, in the Traditional building character overlay.</p>		
<p><b>(2) The purpose of the code will be achieved through the following overall outcomes:</b></p>		
<p>(a) Development protects residential buildings constructed in 1946 or earlier that individually or collectively contribute to giving the areas in the Traditional building character overlay their traditional character and traditional building character.</p>	<p>The proposed development has been designed to reflect the existing traditional building character of the pre-1946 dwelling and the character established within the area. The demolition proposed is marginal and maintains the character of the 1946 dwelling house.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution</p>
<p>(b) Development protects buildings constructed prior to 1911 by limiting demolition or removal to only where a building is structurally unsound.</p>		
<p>(c) Non-residential character buildings that provide or have provided in the past, services to the community, are protected where they contribute to the traditional character of the locality and form part of a character streetscape comprising character buildings constructed in 1946 or earlier nearby in the street and within the Traditional building character overlay.</p>		
<p>(d) Development protects a residential building or a part of a building constructed in 1946 or earlier where it forms a part of a character streetscape comprising residential dwellings constructed in 1946 or earlier nearby in the street within the Traditional building character overlay.</p>		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(e) Development retains a residential building constructed in 1946 or earlier that reflects the traditional building character other than 'timber and tin' architecture.		
(f) Development ensures that a dwelling house moved onto, or repositioned within a small lot is consistent with the requirements for houses on a small lot.		
(g) Development permits demolition or removal of post-1946 residential buildings or structurally unsound buildings.		
(h) Development ensures that, in conjunction with the Traditional building character (design) overlay code, residential buildings constructed in 1946 or earlier in the Traditional building character overlay are retained and redevelopment complements the traditional building character of buildings constructed in 1946 or earlier.		

### 5.7.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>Section A—Partial demolition of a building constructed in 1946 or earlier</b>			
<b>General</b>			

<p><b>PO1</b></p> <p>Development involving partial demolition of traditional elements, detailing and materials constructed in 1946 or earlier does not diminish traditional building form and roof styles, where:</p> <p>(a) forward of the highest and rearmost ridge of the roof; or</p> <p>(b) on the side elevation of the building where on a corner lot.</p>	<p><b>AO1.1</b></p> <p>Development ensures that the building does not lose integral components such as feature roof forms and side verandahs.</p>	<p><b>AO1.1</b></p> <p>The remainder of the proposed partial demolition works is accepted development as it is either internal or removes non-original post-1946 fabric. Notwithstanding, the proposal is considered to achieve compliance with Acceptable Outcome AO1.1 of the Traditional building character (demolition) overlay code as follows:</p> <ul style="list-style-type: none"> <li>• The assessable demolition is limited to minor alterations to non-integral windows, doors and outdoor openings;</li> <li>• The proposed demolition strategically retains the front portion of the existing roof form to ensure the dwelling continues to reflect a traditional building character roof form when viewed from the street frontage;</li> <li>• The proposal retains majority of the front façade of the house in accordance with the traditional building character design requirements to reflect the dwelling houses constructed prior to 1946.</li> </ul>	<p><input type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input checked="" type="checkbox"/> Performance Solution</p>
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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		<ul style="list-style-type: none"> <li>The demolition areas will ensure the existing dwelling maintains a suitable width-to-height proportion that is consistent with residential buildings constructed in 1946 or earlier in the street.</li> </ul> <p>In view of the above, the proposed demolition complies with Performance outcomes PO1 and PO2 of the Traditional building character (demolition) overlay code in relation to partial demolition.</p>	
	<p><b>AO1.2</b></p> <p>Development involving partial demolition does not result in a narrow building which has a width-to-height proportion out of character with the residential buildings constructed in 1946 or earlier in the street within the Traditional building character overlay.</p>	<p><b>AO1.2</b></p> <p>The proposed demolition does not result in the dwelling having a width-to-height proportion out of character with a pre-1947 dwelling.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<b>Additional performance outcomes and acceptable outcomes if a pre-1911 building</b>			
<p><b>PO2</b></p> <p>Development ensures that the building does not lose integral components such as roof shape and pitch or verandahs that contribute to its traditional building character.</p>	<p><b>AO2</b></p> <p>Development retains the parts of the building constructed prior to 1911.</p>	<p><b>AO2</b></p> <p>The subject site does not contain a pre-1911 dwelling house.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<b>Additional performance outcomes and acceptable outcomes if in the City west neighbourhood plan area or in the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>PO3</b> Development ensures that: (a) significant elements that contribute to the character of buildings constructed in 1946 or earlier are retained if they can be seen from the primary street frontage; (b) the proposed partial demolition does not affect the view of the original structure from the street.	<b>A03.1</b> Development retains the building in its original form, proportions and external components, including: (a) the front walls and the roof form and side walls beyond, at least as far back as the ridge of the rearmost gable in a gable roof house or the primary ridge for a hipped roof house; (b) original doors and windows and their size, proportions and materials; (c) side and front verandahs including balustrading and decorative details.	<b>A03.1</b> The subject site is not within the City west neighbourhood plan area or in the Sherwood—Graceville district neighbourhood plan area. As such, this outcome is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
	<b>A03.2</b> Development retains the front door to the house as the main entrance in its original location and proportion.	<b>A03.2</b> The subject site is not within the City west neighbourhood plan area or in the Sherwood—Graceville district neighbourhood plan area. As such, this outcome is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area</b>			
<b>PO4</b> Development involving partial demolition or refurbishment of a residential building constructed in 1946 or earlier as part of refurbishment or extension work does not diminish the traditional building character elements of the building.	<b>AO4</b> Development complies with an engineering report prepared by a Registered Professional Engineer Queensland which certifies that all works proposed whether permanent or temporary will ensure the structural adequacy of the building at all phases of building work.	<b>AO4</b> The subject site is not within the Bulimba district neighbourhood plan area.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section B—Demolition or removal of a building constructed in 1946 or earlier</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>General performance outcomes and acceptable outcomes if not in the Latrobe and Given Terraces neighbourhood plan area or the City west neighbourhood plan area</b>			
<b>PO5</b> Development involves a building which: (a) does not represent traditional building character; or (b) is not capable of structural repair; or (c) does not contribute to the traditional building character of that part of the street within the Traditional building character overlay.	<b>AO5</b> Development involves a building which: (a) has been substantially altered or does not have the appearance of being constructed in 1946 or earlier; or (b) an engineering report prepared by a Registered Professional Engineer Queensland which certifies that the building is structurally unsound and not reasonably capable of being made structurally sound; or (c) if demolished will not result in the loss of traditional building character; or (d) is in a section of the street within the Traditional building character overlay that has no traditional character.	<b>AO5</b> The proposed development does not involve the demolition of the dwelling on the site.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Additional performance outcomes and acceptable outcomes if a pre-1911 building</b>			
<b>PO6</b> Development involves a building which is not capable of structural repair.	<b>AO6</b> Development involves a building which a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of being made structurally sound.	<b>AO6</b> The proposed development does not involve the demolition of the dwelling on the site.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category</b>			
<b>PO7</b> Development involves a building which:	<b>AO7.1</b> Development involves a building which has been substantially and irreversibly altered	<b>AO7.1</b> The subject site is not within the Local character significance sub-category.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) does not represent traditional building character; or (b) is not capable of structural repair; or (c) is not a building constructed in 1946 or earlier.	or does not have the appearance of being constructed in 1946 or earlier.  <b>A07.2</b> Development involves a building which: (a) has an appearance that cannot practically be reinstated to that of a building constructed pre-1911 or in 1946 or earlier; or (b) an engineering report prepared by a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of being made structurally sound; or (c) is located in the Hawthorne centre precinct of the Bulimba district neighbourhood plan and is not a character non-residential building.		<input type="checkbox"/> Performance Solution
		<b>A07.2</b> The subject site is not within the Local character significance sub-category.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Additional performance outcomes and acceptable outcomes if in the Latrobe and Given Terraces neighbourhood plan area or the City west neighbourhood plan area</b>			
<b>PO8</b> Development involves a building which is not capable of being structurally repaired.	<b>A08</b> Development involves a building which a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of being made structurally sound.	<b>A08</b> The subject site is not within the Latrobe and Given Terraces neighbourhood plan area or the City west neighbourhood plan area.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Section C—Repositioning or raising a building or structure (not including any building work to enclose underneath a building) if any part of the building or structure was substantially constructed for residential purposes in 1946 or earlier</b>			
<b>PO9</b> Development involving the repositioning of a residential building	<b>AO9</b> Development involving the repositioning of a residential building or structure	<b>AO9</b>	<input type="checkbox"/> Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<p>or structure that straddles more than one lot, onto one small lot:</p> <p>(a) does not detract from:</p> <p>(i) the traditional setting of the dwelling houses constructed in 1946 or earlier nearby in the street within the Traditional building character overlay;</p> <p>(ii) the traditional scale of the components of the street within the Traditional building overlay;</p> <p>(b) does not impact on the amenity or privacy of adjoining residents;</p> <p>(c) provides adequate open space, screening and noise attenuation from the street.</p>	<p>constructed in 1946 or earlier on a small lot results in setbacks that comply with the building envelope requirements of the Dwelling house (small lot) code, other than where AO10.2 in this code varies the front building setback.</p>	<p>The proposal does not involve repositioning or raising a building or structure. As such, this criterion is not applicable.</p>	<p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
<p><b>PO10</b></p> <p>Development ensures that the siting and orientation of a residential building on a lot:</p> <p>(a) is complementary to the traditional setting of a dwelling house constructed in 1946 or earlier nearby in the street;</p> <p>(b) does not diminish the streetscape character components of the original street to which the building was orientated within the</p>	<p><b>AO10.1</b></p> <p>Development involving a residential building remains orientated to face its existing street frontage in a manner consistent with a dwelling house constructed in 1946 or earlier on adjoining lots.</p>	<p><b>AO10.1</b></p> <p>The proposal does not involve repositioning or raising a building or structure. As such, this criterion is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>
	<p><b>AO10.2</b></p> <p>Development retains the residential building within 20% of the front setback of a neighbouring dwelling house constructed in 1946 or earlier.</p>	<p><b>AO10.2</b></p> <p>The proposal does not involve repositioning or raising a building or structure. As such, this criterion is not applicable.</p>	<p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Traditional building character overlay; (c) does not result in a building being isolated from a streetscape within the Traditional building character overlay or a streetscape that exhibits traditional character.			
<b>PO11</b> Development involving raising a building constructed in 1946 or earlier is consistent with and complements the predominant traditional scale, proportion and setting of residential buildings constructed in 1946 or earlier nearby in the street. Refer to Figure a.	<b>AO11</b> Development involving raising a dwelling house constructed in 1946 or earlier results in a building height that does not exceed: (a) the building height requirements contained in any relevant neighbourhood plan; or (b) 9.5m otherwise.	<b>AO11</b> The proposal does not involve repositioning or raising a building or structure. As such, this criterion is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution
<b>Additional criteria in the Latrobe and Given Terraces neighbourhood plan area</b>			
<b>PO12</b> Development ensures that: (a) Low set houses remain of a low set appearance; (b) if raising a building, the height increase does not alter the overall effect of the floor area to the street level.	<b>AO12</b> Development maintains the height relationship of an existing floor area to street level.	<b>AO12</b> The subject site is not within the Latrobe and Given Terraces neighbourhood plan area.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance Solution

## 5.8 Transport Noise Corridor Overlay Code

### 5.8.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<p><b>1) The purpose of the Transport noise corridor overlay code is to:</b></p> <p><b>a) Implement the policy direction in the Strategic framework in particular:</b></p> <p><b>(i) Theme 3: Brisbane’s clean and green leading environmental performance and Element 3.2 – Brisbane’s environmental quality and sustainable design;</b></p> <p><b>(ii) Theme 5: Brisbane’s CityShape and Element 5.8 – Brisbane’s Growth Nodes on Selected Transport Corridors.</b></p> <p><b>b) Provide for the assessment of the suitability of development in the Transport noise corridor overlay.</b></p>		
<p><b>2) The purpose of the code will be achieved through the following overall outcomes:</b></p>		
<p>(a) Development ensures that the intrusion of transport noise on a passive recreation space of a dual occupancy, multiple dwelling, residential care facility, or retirement facility located in a transport noise corridor is appropriately managed.</p>	<p>The proposed development for Rooming Accommodation ensures that the intrusion of transport noise is appropriately managed through high quality design, orientation and implementation of screen features and landscaping.</p>	<p><input checked="" type="checkbox"/> Compliant  <input type="checkbox"/> N/A  <input type="checkbox"/> Performance Solution</p>
<p>(b) Development ensures that each dwelling has access to an outdoor space for passive recreation where transport noise has been minimised.</p>	<p>All rooms have been provided access to an outdoor space where transport noise has been minimised.</p>	<p><input checked="" type="checkbox"/> Compliant  <input type="checkbox"/> N/A  <input type="checkbox"/> Performance Solution</p>

### 5.8.2 Performance Outcomes & Acceptable Outcome

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<b>PO1</b> Development provides outdoor space for passive recreation in a manner where transport noise has been minimised.	<b>AO1</b> Development ensures that each dwelling: <ul style="list-style-type: none"> <li>a) has a balcony or outdoor recreation area shielded by the building from direct transport noise; or</li> <li>b) with a balcony exposed to transport noise has a solid gap-free balustrade.</li> </ul>	<b>AO1</b> The proposal ensures each room has a minimum balcony or outdoor recreation area that is shielded from direct transport noise.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance Solution