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APPLICATION REF
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Brisbane City Council
18, 18A, 20 & 22 Howard Street, Paddington

BRISBANE CITY PLAN (2014) CODES

ITHACA DISTRICT NEIGHBOURHOOD PLAN CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
General		
PO1 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: a. consistent with the anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built; c. proportionate to and commensurate with the utility of the site area and frontage width; d. designed to avoid a significant and undue adverse amenity impact to adjoining development; e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the development potential of adjoining sites. 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.	**AO1** Development complies with the number of storeys and building heights in Table 7.2.9.2.3.B. 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.	**Complies** The development is below 9.5m in height and no greater than 2 storeys in height.
If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001)		**Not applicable** This precinct does not apply

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If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001), where in the Butterfield Street a sub-precinct (Ithaca district neighbourhood plan/NPP-001a)		**Not applicable** This precinct does not apply
If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001), where in the Butterfield Street b sub-precinct (Ithaca district neighbourhood plan/NPP-001b)		**Not applicable** This precinct does not apply
If in the Ballymore precinct (Ithaca district neighbourhood plan/NPP-002)		**Not applicable** This precinct does not apply
If in the Bishop Street precinct (Ithaca district neighbourhood plan/NPP-003)		**Not applicable** This precinct does not apply
If in Special area 1 – Musgrave Road		**Not applicable** This special area does not apply
If in Special area 2 – Skate Arena		**Not applicable** This special area does not apply
If in the Hillside character precinct (Ithaca district neighbourhood plan/NPP-008)		
Development pattern and form		
PO18 Development for residential purposes must be compatible with traditional character house scale and designed and sited to retain and reinforce the predominant development pattern and form of: a. separate allotments, whether or not the site area exceeds predominant lot sizes in the area or the site is an amalgamation of allotments; b. buildings of a traditional character house scale uniformly spaced and consistently stepped across well treed hillsides when viewed from the visual catchment; c. the design and scale of elevation and building form of the rear of extended or new buildings must consider the views of the building from surrounding areas, and the impact of the	**AO18.1** Development has a building footprint, boundary setbacks and siting in relation to adjoining development that reflects the predominant development pattern and form of development in the area.	**Complies** The development retains a detached low density from by using the existing dwelling houses on the site. The existing building footprint, boundary setbacks and siting remain largely the same.
	AO18.2 Development of buildings feature orthogonal plan forms with outside walls aligned to those on adjoining allotments or within the development.	**Complies** The development features orthogonal plan forms with outside walls aligned to those on adjoining allotments or within the development.

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proposal on properties at the rear of the premises.		
Building height, scale and proportions		
PO19 Development for a residential purpose has a height, scale and proportions compatible with traditional character houses when viewed from the visual catchment.	**AO19.1** Development of buildings are designed to appear as a series of separate blocks, each of a size and scale similar to that of a traditional character house, using either physical separation or: a. significant recesses and projections of the exterior wall plane; b. articulation through steps in the horizontal plane of the roof; c. roof geometry incorporating significant variety, such as pitched roofs of minimum 27.5° pitch; d. elevation and roof treatment using a variety of materials, colours and finishes compatible with traditional character houses to achieve the appearance of separate blocks; e. landscaped areas to achieve the appearance of separate blocks, and include trees capable of deep planting and growing to roof height.	**Complies** The development presents as a series of separate blocks which match the size and scale to that of a traditional character house. The development uses physical separation of buildings facing the street to achieve this.
	AO19.2 Development has building heights exceeding the prescribed acceptable outcome only where: a. use of traditional character elements or site responsive construction methods has	**Not applicable** Development complies with the prescribed building height.

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	resulted in non-compliance with the prescribed acceptable outcome; b. any additional building height or storeys are incorporated into a building form appearing to comply with the prescribed acceptable outcome, such as outcomes where 2-storey development is prescribed and a third storey is incorporated into a roof space area. Note—Site-responsive construction methods, such as posts or piers, minimise the amount of alteration to site topography. Traditional character elements are pitched roofs of a minimum 27.5 ° pitch.	
	AO19.3 Development has a site cover exceeding the prescribed acceptable outcome only where the development is designed to reduce building bulk in accordance with AO19.1.	**Not applicable** The development maintains a site cover (1551m^2) that is compliant being 43.2%.
	AO19.4 Development has eaves heights that reflect the predominant development pattern and form of development in the area: a. along undulating ridgelines; b. horizontally across hillsides; c. vertically down hillsides.	**Complies** The development maintains existing eaves which reflect the predominant development pattern and form of development in the area.
	AO19.5 Development above ground level does not have a uniform elevation treatment longer than 10m, without variation, articulation or openings.	**Complies** Development maintains variation and articulation of the building above ground level.

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PO20 Development must be designed, sited and landscaped to minimise the impact of incompatible building bulk, maintain and enhance the traditional character and built form of this precinct in terms of building: a. bulk, form and scale; b. eaves heights; c. elevation treatment; d. construction materials; e. by using quality contemporary architecture respectful of its setting; f. development along ridgelines must not dominate the skyline and must be designed and sited to contribute to a consistent rhythm and sense of scale along the ridgeline when viewed from the visual catchment.	**AO20** No acceptable outcome is prescribed.	**Complies** The development improves the design of existing dwellings by providing features that are sympathetic of traditional character such as providing cladding on the upper floors, and metal roofing. The development will also maintain a pitched roof form, verandahs, and a bulk and scale that resembles a dwelling house.
PO21 Development along ridgelines does not dominate the skyline and is designed and sited to contribute to a consistent rhythm and sense of scale along the ridgeline when viewed from the visual catchment.	**AO21** No acceptable outcome is prescribed.	**Complies** The development maintains a building height that does not dominate the skyline and is designed and sited to contribute to a consistent rhythm and sense of scale along the ridgeline when viewed from the visual catchment.
Landscape character, physical setting and topography		
PO22 Development minimises impacts to existing significant vegetation and provides replacement vegetation on the site of advanced size and maturity where significant vegetation is removed.	**AO22** Development: a. designs and sites buildings or other structures, driveways and hard-stand areas to maximise the retention of vegetation on the site;	**Complies** The development will result in the removal of the existing driveways to the dwelling's and the frontages will be landscaped as part of this development. There will be no reduction in vegetation as a result of this proposal.

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	b. replaces significant vegetation removed as a result of the development with vegetation of advanced size and maturity that contributes to the special character of the area. Note–Trees featuring a trunk diameter width of 250mm or greater measured at 1m above ground level are considered significant vegetation. Advanced size and maturity is vegetation of 100L minimum stock size planted in sufficient quantity to achieve a total canopy area of 50% of the removed vegetation when mature.	
PO23 Development must be designed and sited to retain or reinforce the landscape character and physical setting of the locality, and to break up building bulk and buildings must appear to be uniformly sited on well–treed hillsides and consistently spaced along major ridgelines.	**AO23.1** Development provides communal open space and ground storey private open space required for residential development is provided at a minimum dimension of 5m.	**Complies** Communal open space is provided to sufficiently accommodate the residents onsite. The terraced areas of each house will provide communal open space with minimum dimension greater than 5m. Private open space is not applicable to this development.
	AO23.2 Development ensures that boundary setbacks are a minimum of: a. 6m to the rear boundary; b. 12m to the rear boundary on sites steeper than 1 in 8 gradient (long axis from the front boundary to rear boundary of the site); **c.** 6m to any adjoining site's front or rear boundary in the case of rear allotments.	**Complies** The existing Residential Care Facility has a rear setback of 6m which will be retained with this proposal. It is noted that the development does not result in changes to the external boundary setbacks from what currently exists.
	AO23.3 Development comprising a carport, car parking space or other structures associated with a multiple dwelling is not located in the setback area.	**Not applicable** Development is for a Residential Care Facility.

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	Note—In the case of corner lots, the rear boundary is that boundary which abuts other rear boundaries.	
PO24 Development, including buildings or other structures, driveways and hard-stand areas, must be designed and sited to minimise cut-and-fill disturbance on the site and to soften visual impact.	**AO24.1** Development incorporates: a. foundation systems that minimise disturbance to the landscape, such as post-and-pier type foundations; b. slab-on-ground foundations only on those parts of a site with gradients less than 1 in 8 and where cut and fill is minimal; c. benching, cut and fill, or construction of retaining walls of a minor nature only (i.e. fill does not exceed 1m and/or the combined height of any retaining wall and fence does not exceed 2m) and is designed so it is not noticeable after construction has been completed; d. driveways and hard-stand areas only on those parts of a site with gradients less than 1 in 4.	**Complies** Earthworks are required for the closure of the existing driveways, construction of retaining walls and creation of terraces within the frontage of the houses. The provision of stepped retaining walls and provision of landscaping will assist with softening the visual impact of the earthworks from the streetscape.
	AO24.2 Development provides retaining walls that are set back from any boundary and are stepped, terraced and landscaped.	**Complies with PO** The development will provide retaining walls at the frontage of the site on the boundary and between the buildings, however they will be stepped, terraced and landscaped. Further detail will be provided in subsequent operational work application.
Public domain		
PO25	**AO25**	**Not applicable** Development is not in the general location specified in Figure b.

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Development provides long term infrastructure for the land for community facilities network to meet the recreational needs of residents and workers.	Development protects land for community facilities in the general location specified in Figure b and in accordance with the Long term infrastructure plans.	

RETIREMENT AND RESIDENTIAL CARE FACILITY CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development ensures that the hours of operation for delivery vehicles and of a care co-located use are: a. consistent with reasonable community expectations for the use; b. controlled so that the retirement facility, residential care facility or care co-located use does not impact on the amenity of: a. a residence within the building where the use is located; b. nearby sensitive uses.	**AO1.1** Development for a residential care facility or retirement facility has unlimited hours of operation, excluding deliveries.	**Complies** Development for the retirement facility will have unlimited hours of operation.
	AO1.2 Hours of operation for delivery vehicles associated with the residential care facility, retirement facility or care co-located use, and hours of operation of a care co-located use are: a) unlimited in the Principal centre zone or Major centre zone; b) limited to 6am to 10pm in the District centre zone, Neighbourhood centre zone or the Mixed use zone; c) limited to 7am to 8pm Monday to Saturday, excluding public holidays, in any other zone.	**Complies** Hours of operation for the proposed retirement facility will be in accordance with the requirement of AO1.2 and can be conditioned as part of an approval to ensure compliance.

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PO2 Development, including a car park, is of a nature, scale, layout, design and construction that does not result in noise emissions that exceed the following criteria: • LAeq,adj,T emitted from the residential care facility is not greater than the rating background level plus 3 at a sensitive use. Where T is: • Day (7am to 6pm): 11hr • Evening (6pm to 10pm): 4hr • Night (10pm to 7am): 9hr. Where LAeq,adj,T is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. Note—Rating background level is to be determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. 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.	**AO2** Development: a) ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses; b) for a residential care facility or care co-located use provides a 2m high acoustic fence along any boundary with adjoining sensitive uses; c) ensures car parking and vehicle movement areas are acoustically screened from adjoining residential dwellings. Note—Mechanical plant includes, but is not limited to, generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors.	**Complies** Development of the proposed retirement facility will ensure mechanical plant or equipment is appropriately acoustically screened from adjoining uses. The development does not adjoin any additional sensitive uses beyond what the existing residential care facility adjoins. The development will provide a new 1.8m acoustic fence on the eastern boundary. The car parking and vehicle movement areas are acoustically screened from adjoining residential dwellings.
PO3 Development is of a nature, scale, layout, design and construction that ensures odour emissions do not cause an adverse impact on the amenity of nearby sensitive uses.	**AO3.1** Development for a residential care facility or care co-located use ensures that where food or cooking odour is released, exhaust vents are discharged vertically and directed away from a sensitive use and separated by the following distances:	**Complies** Development, where incorporating food or cooking odour release, is released vertically and away from a sensitive use.

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	a) minimum of 6m horizontally from sensitive uses; b) minimum of 2m above a thoroughfare or roof with regular foot traffic	
	AO3.2 Development ensures refuse and recycling storage areas are located a minimum 5m horizontally from sensitive uses on the site or adjoining sites.	**Complies** Development retains existing refuse storage area. The area is suitably setback from sensitive uses on the site or adjoining sites.
PO4 Development for services and related structures, including electricity transformers and fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: a) are integrated into the development; b) do not dominate the site frontage; c) are compatible with the intended streetscape character; d) ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated; e) provide for refuse and recycling including source separation; f) are of a design that allows low-frequency service collection; g) minimise ongoing building management cost for occupants.	**AO4.1** Development ensures that services and related structures, including electricity transformers and fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: a) comprise no more than 5m or 10% of the street frontage, whichever is the lesser; b) are orientated towards the internal driveways or footpaths on site; c) are located, screened or landscaped so that they are not visually obtrusive when viewed. Note—Development of greater than 10 dwelling units indicates locations for all transformers, fire hydrant and booster assemblies and meter boxes.	**Complies** The development will retain all services and related structures internally on site and will not be visible from the street.
	AO4.2 Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	**Complies** Development utilises existing refuse and recycling collection and storage facilities. There will be no change to the amount of waste generated onsite and the existing arrangements will remain suitable.
Section B—If for assessable development		
Site area and frontage		

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PO5 Development has a site area and frontage width that is sufficient to: a) accommodate the scale and form of the buildings and transitioning of height; b) deliver useable communal open space areas and private open spaces; c) create suitable separation between buildings on site and adjoining sites to accommodate landscaping buffering; d) achieve viable areas of deep planting and landscaping to retain significant vegetation and protect and establish large subtropical shade trees; e) achieve safe and convenient vehicle access to the site; f) accommodate on site parking and vehicle manoeuvring for residents, visitors and service providers; g) accommodate the location and size requirements of service authorities and site services, including electricity transformers and fire hydrant and boosters assemblies, to minimise adverse visual and amenity impacts on neighbours and the streetscape; h) minimise the impact of new driveways on the streetscape.	**AO5** Development: a) in the Low density residential zone: i. has a minimum 3,000m^2 site area and 40m frontage width; or ii. is on the site of an existing residential care facility or retirement facility; or iii. is extending the site of an existing residential care facility or retirement facility; b) in any other zone has a minimum 800m^2 site area and 20m frontage width. Note—The site frontage is measured at the property line on the primary road boundary. Editor's note—Any other zone, means a zone where a retirement facility or residential care facility is potentially envisaged, being the Low-medium density residential zone, High density residential zone, Medium density residential zone, a zone in the Centre zones category, Mixed use zone, Community facilities zone (Community purposes zone precinct, Health care purposes zone precinct and Major health care zone precinct), Specialised centre zone (Major education and research facility zone precinct) and Emerging community zone.	**Complies** The development site has a site area of 3591m^2 and 66m frontage width. As such, the development complies.
PO6 Development in the High density residential zone or the Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area.	**AO6** Development in the High density residential zone or the Medium density residential zone ensures that: a) the site area and frontage width of an adjoining site in the High density residential	**Not applicable** Development is not located within the High density residential zone or Medium density residential zone.

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Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.	zone or the Medium density residential zone meets the minimum requirements set out in: i. a neighbourhood plan; or ii. if no neighbourhood plan applies the site area is a minimum of 800m2 and the frontage width is a minimum of 20m.	
PO7 Development ensures that the proportion of buildings to open space and landscaping on a site: a) results in a building bulk and form that is appropriate in its local setting; b) enhances residential amenity including access to natural light, sunlight, breezes and outlook; c) supports useable outdoor subtropical spaces; d) provides generous and varied private and communal open space opportunities for residents and visitors to recreate, socialise and experience relief from the built form; e) provides for winter sun access into communal open space areas; f) provides for deep planting areas to retain, create and enhance significant vegetation and protect and establish large subtropical shade trees; g) provides for generous buffers to adjoining premises to mitigate the impacts of higher building heights.	**AO7** Development has a maximum site cover that: a. complies with the requirements set out in a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: i. 45% where in the High density residential zone; ii. 50% where in any other zone; whichever is the greatest. Note—The site cover provisions of this code do not apply to sites in a zone in the centre zones category or the Mixed use zone, where the provisions of the Centre or mixed use code prevail.	**Complies** The development complies with a 43.2% site coverage.
Building design and appearance		
PO8 Development height, bulk and scale, siting and layout ensures:	**AO8** Development is contained within the building envelope for the site created by applying:	**Performance Outcome** The development will not change the setbacks to the sites external boundaries. Carparking will be screened from adjoining properties with 1.8m acoustic fencing.

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a) building height on sites of under 3,000m^2 where outside of the Medium and High density residential zones are consistent with intended form and character of the local area including the predominant height of existing or approved buildings in the street; b) where building height is greater than the predominant height in the local street context, the development sensitively reduces heights towards site boundaries to a compatible scale with the height of buildings on adjoining or opposite premises; c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light, sunlight and breezes are maintained to a habitable room, balcony and private open space for both the development and residences on adjoining and nearby sites; d) sufficient visual and acoustic privacy between dwellings without reliance on screening; e) the development contributes to the character of the streetscape and landscape and relates to the existing streetscape rhythm and setback pattern; f) there is adequate landscape buffering, the retention of significant vegetation and protection and establishment of large subtropical shade trees in deep planting areas. Editor's note—This is demonstrated through the provision of streetscape elevations, site sections and plans showing adjoining and street context, shadow diagrams and landscape plans.	a) the maximum building height specified in: i. a neighbourhood plan; or ii. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.18.3.B; b) acceptable outcomes for building height transitions specified in Table 9.3.18.3.C and in a neighbourhood plan, where applicable; c) front, rear and side boundary setback requirements specified in Table 9.3.18.3.D and in a neighbourhood plan, whichever is the greatest; d) car parking boundary setback requirements specified in Table 9.3.18.3.E and in a neighbourhood plan, whichever is the greatest; e) building separation requirements in Table 9.3.18.3.F; f) deep planting and landscaping requirements in Table 9.3.18.3.G. Refer to Figures a and b. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections. Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies.	Existing deep planning areas and landscaping will be maintained and there will be the improvement of landscaping around the houses.

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PO9 The inclusion of built to boundary walls must not impact on the ability to provide a physical buffer to adjoining premises that includes landscaping and trees in deep planting areas along boundaries to assist in reducing the impact of higher building heights. Note—The inclusion of built to boundary walls is only to be considered where provided to specifically enable the allowable development yield to be reconfigured and accommodated through lower rise rather than higher rise forms.	**AO9** Where the development includes a building height within 10m of the common boundary that is greater than the maximum acceptable outcome for building height on the adjoining site, the development does not include a built to boundary wall on that boundary.	**Not applicable** The development does not include a built to boundary wall.
PO10 Development that involves built to boundary walls does not impact on the amenity or privacy of adjoining residents. Note—The identification on plans of the location of habitable rooms in adjoining dwelling houses can assist in demonstrating compliance with this performance outcome.	**AO10.1** Development ensures that built to boundary walls are: a) not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; b) for non-habitable rooms or spaces only; c) not located within 1.5m of a habitable room in an adjoining dwelling house; d) not located within the front or rear boundary setback; e) where on the side boundaries of a corner lot, located towards the front of the development and separated; f) a maximum height of 3m; g) low maintenance or constructed of prefinished materials	**Not applicable** Development does not include built to boundary walls.
	AO10.2 Development ensures a built to boundary wall has a:	**Not applicable** Development does not include built to boundary walls.

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	a. maximum cumulative length along any side boundary of 9m in the Low density residential zone or the Character residential zone; or b. maximum cumulative length along any side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone, High density residential zone, Community facilities zone, Specialised centre zone or Emerging community zone; or c. length to match the extent of an abutting and lawfully constructed built to boundary wall on an adjoining premises.	
PO11 a) contains a high level of modulation and articulation to ensure that the bulk of the development is in keeping with the form and character intent of the area; b) is read as a series of buildings through the use of distinct architectural forms; c) provides adequate amenity for building residents in terms of natural light and ventilation; d) does not adversely impact on access to breezes, sunlight and daylight to adjoining premises open space and habitable rooms; e) does not create wind tunnelling impacts on adjoining premises; f) provides opportunities for dual aspect dwellings;	**AO11.1** Development has a maximum building length in accordance with Table 9.3.18.3.H.	**Complies** The proposed development will not have a building length greater than 60m.
	AO11.2 Development has a full building separation of 6m every 15m, or substantial articulation is provided every 15m, that includes: a) a strongly defined change in building line of plus or minus 2m for a length not less than 5m; b) changes in materials, finishes or texture; c) re-entrant corners or three dimensional and dynamic shadow casting elements. Refer to Figure e. Note—Variation in the building plane as a result of gentle curves would not be considered to provide	**Complies** The existing buildings will remain however materials, finishes and texture will be changed to improve their appearance. The existing buildings also have articulation along the facades of each building. The proposed development will result in the appearance of low density detached dwellings that have a minor building bulk and scale.

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g) incorporates changes in material, finish or texture at regular intervals; h) provides expressive shadow casting elements; i) provides opportunities for additional deep planting.	substantial articulation to reduce the perception of building bulk.	
PO12 Development reduces the appearance of building bulk, ensures a human-scale, demonstrates modulation of the facade and variations in horizontal and vertical profile, balances the height of the building, and supports neighbourhood and street character.	**AO12** Development has a number of the following design elements: a) variation in materials, colours, and textures and finishes, including between levels; b) balconies, verandahs or terraces; c) variation in the treatment and patterning of windows, sun shading devices or other facade features; d) recesses and projections in the wall and roof plane, such as steps, slopes or splays; e) variations in building form, including elements at a finer scale than the main structural framing. Refer to Figure e. Note—Components of facilities and dwellings that do not contain balconies ensure additional articulation and variation on the external facade to compensate for the lack of distinguishable balconies.	**Complies** Development includes a number of the design elements, including variation in external building materials and finishes to provide a mix of colour and texture between levels, as well as integrating traditional building character features including verandahs, cladding and metal roofing. Articulation and modulation exist within the façade horizontally. The building form will maintain the appearance of 2 low density detached dwellings.
PO13 Development minimises the appearance of building bulk and helps create a human-scaled interface with the streetscape and reflect the surrounding built character.	**AO13** Development which has buildings over 8 storeys contains a podium that is a maximum of 3 storeys and 12m, with the tower above in accordance with Table 9.3.18.3.D. Note—The building, including podium component is to be contained within the building envelope created	**Not applicable** The development does not include buildings over 8 storeys in height.

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	by applying the setback, separation and landscaping requirements in Tables 9.3.18.3.D, 9.3.18.3.E, 9.3.18.3.F and 9.3.18.3.G.	
PO14 Development for rooftops and building caps contributes to the architectural distinction of the building and: a) is contextually and climatically appropriate in form; b) is responsive to orientation and solar access; c) is not marred by plant and equipment; d) may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	**AO14.1** Development provides building caps and rooftops which: a. include interesting forms created through pitches, gables, skillions or other features; b. designs rooftop service structures, lift motor rooms and mechanical plant and equipment as an architectural feature of the building that is incorporated into the roof form and visually and acoustically screened from any communal open space on the rooftop; c. enables future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner. Refer to Figure e.	**Complies** Development proposed a lower pitch for the roof form within 20 Howard Street while the roof form with 22 Howard Street which consists of hip design will be maintained. The development will not include rooftop service structures, plant, or equipment.
	AO14.2 Development for a rooftop garden: a) incorporates a combination of built form and soft landscape elements integrated with the overall building design; b) enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	**Not applicable** The proposed development does not include a rooftop garden.
PO15	**AO15**	**Complies**

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Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	Development provides reflective glass material that has a: a) level of light reflectivity of not greater than 20%; b) level of heat transmission of not less than 20%.	The development will ensure provision of glass material that has a light reflectivity of no greater than 20% and heat transmission no less than 20%.
PO16 Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure that is an existing or endorsed proposed tunnel.	**AO16** Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of engineering and geological reports and certification or consent provided by the relevant infrastructure owner.	**Complies** Development does not result in any impact on existing or planned sub-surface transport infrastructure.
Safety, privacy and amenity		
PO17 The orientation of buildings and separation between buildings on site and to buildings on an adjoining site: a) protects residential amenity including landscaping and access to natural light, sunlight and breeze; b) supports the location of balconies and windows for overlooking and casual surveillance of the street and communal and public areas; c) provides visual and acoustic privacy without reliance on screening by facing and offsetting balconies and spaces to avoid direct outlook to existing or approved habitable rooms or outdoor spaces. Development with windows and balconies oriented or proximate to the side or rear boundary designs or	**AO17.1** Development positions the primary balcony, window, or private open space to face the street frontage, rear boundary, communal open space or adjoining public open space, and limits solid balustrading of any such balconies facing the street or adjoining public space to a maximum of: a) 50% of the balconies on the first 3 storeys; b) 25% on the 4th storey and above. Refer to Figure c. Note—North or north-east facing windows or balconies may be permitted oriented to the side boundary where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained. Note—Alternate partial enclosure of balconies is appropriate where open balconies present a safety or	**Complies** The proposed verandah of each house faces the street and does not have solid balustrading. The primary windows to the communal space in each of the houses face the street, windows from the bedrooms face the street or the internal communal open space areas of the development. The development does not involve private open space.

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screens windows and provides screening and partial enclosure of balconies to: a) provide outlook for and comfort of building occupants while maintaining the privacy for adjoining residential uses; b) ensure buildings are subtropical and climatically responsive; c) provide opportunities for passive surveillance of the street or public spaces; d) provide sufficient articulation to ensure balconies have the appearance of being semi-outdoor rooms and distinguishable from the remainder of the enclosed building form and reduce the appearance of excessive bulk.	health risk for residents requiring a higher level of care.	
	AO17.2 Development provides building placement and design that complies with the separation distances in Table 9.3.18.3.F.	**Performance outcome** The development involves existing buildings that have a separation less than the required amount. The development will provide a separation minimum of 4.5m between the two houses. This separation will not result in impacts to amenity or privacy as each of the houses is offset by height. The development meets the separation requirement to buildings on adjoining sites.
	AO17.3 Where development does not meet the minimum separation distance for habitable rooms or balconies facing habitable rooms or balconies in Table 9.3.18.3.F to an existing dwelling house, or where a direct view is available from balconies, terraces, decks, roof decks, communal spaces or private open spaces into windows of habitable rooms, balconies, terraces or decks of an existing dwelling house, development ensures such elements of the retirement facility or residential care facility has: a) for windows: i. in a retirement facility, sill heights a minimum of 1.5m above floor level or fixed obscure glazing in any part of the window below 1.5m above floor level, or fixed external screens that are offset a minimum of 0.3m from the wall around any window; or ii. in a residential care facility, include built form solutions that allow outlook for the wellness of residents	**Complies** Although the development does not meet the minimum separation distances it is only for buildings on the site and to buildings on adjoining sites. The development complies with separation distances to existing dwelling houses. There is direct view of a dwelling house to the east of 20 Howard street, there is existing vegetation that screens this view. The development will allow outlook for the wellness of residents and maintains the privacy of adjoining residential uses. A 1.8m boundary will be provided to the eastern boundary. To remove direct view of the adjoining dwelling house. The development will provide a suitable level of privacy.

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	and maintain the privacy of adjoining residential uses; b) for elements at ground level, fencing to a minimum 1.8m above the ground storey floor level; c) for balconies, terraces, decks or roof decks, screening from floor level to a height above 1.5m above floor level; d) offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. Refer to Figures c and d. Note—Where screening is provided, screening devices are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable, and may be hinged or otherwise attached to facilitate emergency egress. Refer to Figure c and d.	
	AO17.4 Where development meets the minimum separation distance for habitable rooms or balconies facing habitable rooms or balconies in Table 9.3.18.3.F and where no direct view (as described in AO17.3 above) is present, development limits: a) solid balustrades or fixed screening to balconies to: b) the side directly adjoining another balcony or private open space within the same building;	**Not applicable** AO17.3 addressed

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	c) a maximum of 20% or 1.0m of one external face, whichever is lesser, to screen utilities or private clothes lines; d) the full extent of a secondary balcony on a side elevation where for utilities or services; e) operable, moveable or adjustable screening to a maximum of: f) 60% of the face length of front, side or rear boundary balconies; g) 100% of west-facing primary balconies, with a maximum of 35% enclosure in the full open state of the operable elements. Note—Alternate partial enclosure of balconies is appropriate where open balconies present a safety or health risk for residents requiring a higher level of care.	
PO18 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration on pedestrians and building occupants. Note—This is demonstrated by a wind impacts report submitted by a suitably qualified professional.	**AO18** Development for a building over 8 storeys provides wind mitigation that uses at least two of the following strategies: a) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b) a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but the podium is not suitable for communal or private open space); c) canopies and awnings to protect pedestrians;	**Not applicable** The development does not propose a building over 8 storeys.

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	d) vine covered trellis and arbour structures, with an intensive canopy tree layout at ground or podium level. Note—Street trees located on the verge outside the site should not be relied upon in wind model calculations and any requirement for mitigation should be through fixed awnings or other measures within the site.	
PO19 Development ensures dwellings are easily accessible and site layout enables clear and easy navigation by residents and provides pedestrian movement areas within the site with comfortable vantage points to rest, socialise and observe surrounding activities.	**AO19.1** Development for a retirement facility provides a continuous accessible path of travel from an adjoining public road or internal road, to: a) each dwelling, where the whole site has a gradient of less than 1:10; or b) the percentage of dwellings that equals the proportion of the site that has a gradient of less than 1:10, or 50% of dwellings, whichever is the greater. Note—Accessible paths have a minimum 1.2m width, a maximum cross fall of 1:40 and maximum slope of 1:20, with no steps or ledges along the length of travel.	**Not applicable** Development is for a residential care facility.
	AO19.2 Development provides entries into dwellings from external paths with no more than a 10mm change in level.	**Not applicable** There are no external paths direct to the houses. The houses are located and accessed internally once entering site.
	AO19.3 Development provides: a) strong way-finding and visual cues to support navigation through the site;	**Complies** The development design allows for wayfinding from carpark to the houses. Between the carpark and the

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	b) a variety of places to sit at intervals along walkways; c) resting seats, shade and handrails that are incorporated into the walkway design.	houses there are communal open spaces that contain seating, shade and handrails.
PO20 Development provides an entrance that must define the threshold between public and private space and provide: a) safe, secure and convenient access to the site for residents and visitors; b) a sufficiently scaled and sheltered entry and meeting space; c) clear building signage and numbering to support visitor and emergency access; d) lighting; e) conveniently located mailboxes; f) a clear visual and physical transition between private outdoor space and the street; g) individual entrances to ground storey dwellings provide for a varied streetscape and are fronted by landscaping to ensure privacy and provide a soft edge at a pedestrian scale to the street.	**AO20.1** Development provides a prominent pedestrian entry that is separated from vehicle entry and connects a foyer or building entry directly with the public verge and includes: a. waiting space off the footpath; b. shelter; c. lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces; d. mailboxes (retirement facility).	**Complies** The development contains an existing pedestrian entry separated from the vehicle entry and connects building entry directly with the public verge. There is existing waiting space off the footpath, shelter, and lighting.
	AO20.2 Development for a retirement facility containing ground storey dwellings adjacent to the street frontage, include: a. direct and level entry from the street; b. private outdoor space setbacks to accommodate a minimum 2m landscape area between the front boundary and the dwellings private outdoor space; c. street numbering.	**Not applicable** Development is for residential care facility.
PO21 Development minimises light nuisance.	**AO21** Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting Note—This includes outdoor lighting to communal open spaces on the roof.	**Complies** Outdoor lighting will ensure compliance with the Australian Standards.

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PO22 Development is designed and constructed to achieve the: a) air quality (planning) criteria in Table 9.3.18.3.I; b) odour criteria in Table 9.3.18.3.J. 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.	**AO22** Development, including any outdoor air intakes for the development, is separated from: a) exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; b) exhaust vent outlets from car parks or bus stations, by a minimum of 15m.	**Complies** Exhaust and air intakes ensure sufficient separation. No new intakes or vents are proposed.
PO23 Development in a zone in the centre zones category or the Mixed use zone must: a) be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; b) be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. 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. Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.	**AO23** Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: a) Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m2; b) Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m2.	**Not applicable** The subject land is not located within the Mixed use zone or centre zones category.
PO24	**AO24**	**Complies**

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Development must create a safe environment by incorporating the key elements of crime prevention through environmental design.	Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: a) facilitating casual surveillance opportunities including good sightlines and lighting to, and minimising entrapment locations near, publicly accessible areas such as car parks, pathways, and communal areas; b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.	The development provides opportunity for casual surveillance. The development also fences off housing and there are security gates provided.
PO25 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	**AO25** Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by: a) denying access to potential canvas 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. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.	**Complies** The proposed development prevents access to most of the external face of the building through the land's topography and use of landscaping, retaining walls and fences. Material and architectural finishes of the building create variation in the textures and finishes of walls, ensuring there are no blank walls reducing potential canvases.
Subtropical design and landscaping		

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PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that: a) reduces the need for mechanical heating, cooling and lighting by ensuring access to sunlight and natural heating, cooling and ventilation; b) provides weather protection and sun shading; c) mitigates the impact of urban heat island effects.	**AO26.1** Development is designed to provide all dwellings with: a) dual aspect; or b) floor-to-ceiling heights 2.7m or greater; or c) habitable rooms with two windows or openings.	**Complies** Where possible, independent living units have a dual aspect to facilitate cross ventilation. Habitable rooms are provided with openable windows and/or doors.
	AO26.2 Development includes: a) weather protection and sun shading to all external doors and windows to habitable rooms; b) deep recesses, eaves and sun-shading devices on the north-facing building facades; c) extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, vine covered trellises, vegetative screening and tall, columnar trees. Refer to Figure e.	**Complies** Development incorporates weather protection and sun shading to external doors and windows, and deep recesses via verandahs on the north façade. The site is landscaped to reduce the impact of heat island effect and provide natural shade.
	AO26.3 Development incorporates: a) operable windows that are located, oriented and designed to capture natural light, sunlight and cooling breezes and facilitate cross ventilation; b) movable walls, doors, windows and screens that connect indoor and outdoor spaces and provide opportunities for occupants to access natural air without leaving the building.	**Complies** The development provides operable windows that are located, oriented and designed to capture natural light, sunlight and cooling breezes and facilitate cross ventilation and doors, windows and screens that connect indoor and outdoor spaces and provide opportunities for occupants to access natural air without leaving the building.

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	AO26.4 Development incorporates subtropical landscaping, shaded outdoor spaces and semi-outdoor rooms that mitigate heat and are provided with strong visual and physical connections between outdoor and indoor spaces.	**Complies** Development incorporates landscaping appropriate to the site, to contribute to the subtropical character of the region. Landscaping provides shaded outdoor communal areas and assists to mitigate heat and the microclimate of the site.
PO27 Development provides landscaping that must: a) provide shade to pedestrian pathways; b) present an integrated landscape, neighbourhood and streetscape character; c) contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; d) provide buffering to adjoining premises e) provide natural shade to mitigate heat island impacts. Note—This is demonstrated by an overall site landscape concept plan.	**AO27** Development provides landscaping within the site that: a) complies with Table 9.3.18.3.G; b) consists of shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting.	**Performance Solution** The development will provide landscaping that provides shade to pedestrian pathways. The landscaping will integrate with the neighbourhood and streetscape character. The landscaping will assist to mitigate heat and the microclimate of the site. The landscaping will also buffer the development from adjoining sites.
PO28 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting that includes natural shade to mitigate heat island effects.	**AO28.1** Development ensures that the location of a new building, car parking, driveway or a crossover will not adversely impact the long-term viability of trees to be retained.	**Complies** The buildings, car parking, driveway or crossover will not adversely impact the long-term viability of trees to be retained.
	AO28.2 Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	**Complies** The development will provide trees within the frontage that can grow to a minimum of 15m.

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PO29 Development provides deep planting containing subtropical tree species, that: a) buffers the impacts of building bulk on adjoining sites containing buildings of a lesser scale and/or height than the proposed development; b) is open to the sky with access to natural light and rainfall and into the natural ground; c) at maturity are complementary in scale and height to the building form or respond to the site location and design needs; d) softens the impact of building and hardstand areas; e) provides shade to communal open space areas and adjacent pathways; f) is located to retain existing site features such as significant vegetation or grouped with deep planted areas on adjacent sites to maximise contiguous areas of deep planting.	**AO29.1** Development provides deep planting areas that: a) are located along side and rear boundaries where adjoining sites contain buildings that are of a lesser height than the proposed development; b) are a minimum of 10% of the site area with a minimum dimension of 4m by 4m; c) are exclusively for landscaping and do not comprise private open space (and are calculated in addition to private and communal open space areas); d) are able to accommodate trees planted in natural ground; e) are 100% open to the sky; f) can be accessed for maintenance purposes.	**Performance Outcome** The development provides deep planting areas at the frontage of the houses that have access to open sky, natural light, and rainfall. The deep planting areas with trees will at maturity be complementary in scale and height to the building form and respond to the site location and design needs. The deep planting areas with trees will soften the impact of building and hardstand areas and provides shade to communal open space areas and adjacent pathways.
	AO29.2 Development provides trees in deep planting areas which: a) are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; b) are subtropical tree species consistent with the Planting species planning scheme policy. Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected.	**Complies** Deep planting incorporates sufficient area to support trees capable of growing to a minimum height of 5m within 5 years of planting. Planting species provided will be consistent with the planning scheme policy.
PO30 Development provides communal open space, private open space and deep planting areas that are	**AO30** Development ensures that communal open space, private open space and deep planting areas do not	**Complies** Deep planting and communal open space areas are separate from vehicle manoeuvring locations and do not

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
unencumbered of other hardstand elements and infrastructure. Deep planting areas are completely free of underground development, structures, utilities or infrastructure.	contain vehicle driveways, manoeuvring or hardstand areas, bin storage, surface structures, utilities and infrastructure such as rainwater tanks, transformers and water boosters. Note—The following may form part of communal or private open space but not part of deep planting areas: • pedestrian paths; • lightweight shade structures such as pergolas; • sub-surface structures or infrastructure such as piping, basement car parking structures; • water conservation services or utilities or stormwater treatment measures, such as bioretention areas, provided they are designed as a component of the landscape and where not a safety concern to residents.	contain vehicle driveways or hardstand areas, bin storage, utilities, or infrastructure such as rainwater tanks, transformers or water boosters.
Private and communal open space		
PO31 Development provides communal space that is easily accessible and designed to provide: a) residents with passive and active recreation opportunities; b) a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; c) opportunity for a range of uses and flexible use; d) opportunities for interaction with and observation of the local community; e) a balanced combination of soft and hard landscape features;	**AO31** Development provides communal open space, that is clearly distinguished from private open space, and: a) is a minimum of 10% or 100m2 of the site area, whichever is greater; b) is one consolidated useable space, or where exceeding 100m2, 2 separate useable areas within the site; c) is a minimum 50% open to the sky; d) is a minimum of 25% landscaping; e) is a minimum 25% shaded by trees within 5 years; f) is a maximum 25% as internal dedicated recreation space;	**Performance Outcome** The proposal will deliver communal recreational facilities that will be available for residents in each part of the site. The proposal includes a range of indoor and outdoor spaces that will cater for the recreational needs of residents. The provision of communal open and recreational space areas reflects a total of 542m^2 and accommodates the following: • Community garden; • Kitchen, dining and living/lounge area; • Outdoor sitting; and • Terraces.

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f) natural light but is shaded to protect the resident from direct sunlight.	g) is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable garden; h) is accessible from the main building via a continuous path of travel; i) for a residential care facility, 75% of the communal open space areas are positioned to the north or north-east. Note—Landscaping where in a structure can be provided as planter beds, turf etc. Note—Internal spaces may include a gymnasium, movie room or entertainment room.	The communal open space is designed specially to be appropriate for the type of care the facility offers
PO32 Development provides residents with attractive functional private open space or indoor-outdoor spaces that receive extensive natural light and breezes while offering protection from the elements. Facilities and dwellings that do not contain balconies or direct indoor-outdoor access ensure residents' rooms of a residential care facility, habitable rooms in a retirement facility, and communal spaces, have outlook to communal or public open space and access to natural ventilation and natural light through the provision of extensive windows and operable louvres.	**AO32.1** Development for a retirement facility: a) provides balconies or private open space directly accessible from primary living areas with a minimum 2m2 screened area capable of screening air-conditioning plant, private clothes drying etc.; b) positions an outdoor living area and/or primary living area to the north or north-east in a minimum of 75% of dwellings.	**Not Applicable** Development is for residential care facility.
	AO32.2 Development for a residential care facility provide residents' rooms with: a) balconies or direct access to open space; or b) openings enabling natural ventilation and natural light, such as balconet / Juliet balcony or operable louvres	**Performance Outcome** The development will not provide rooms with balconies as it is not appropriate for the proposed facility. The rooms will still have access to communal spaces that receive extensive natural light and breezes while offering protection from the elements. The rooms also have outlook to communal open space and access to natural ventilation and natural light through the provision of extensive windows and operable louvres.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	AO32.3 Development for internal communal areas of a residential care facility and retirement facility provides large openings to outdoor spaces and windows with ventilation.	**Complies** The internal communal areas are provided with access to a verandah and are provided with windows with ventilation.
Car parking, manoeuvring and hardstand areas		
PO33 Development provides car parking that is sited and of a bulk and form that: a) minimises impacts on the quality of adjoining streetscapes or public spaces; b) minimises visual amenity, noise, odour or light impacts on adjoining residents; c) where partially or fully above ground, presents an integral part of the building and moderates the perceived scale of any parking structure walls when viewed from the street and adjoining properties and public spaces; d) where located at ground level, is well landscaped to provide shade for pedestrians and to reduce the impact of glare and radiant heat on neighbouring dwellings and streetscape; e) visitor parking is clearly visible and identifiable and located to enable ease of use, while maintaining a positive streetscape character.	**AO33** Development provides car parking that is: a) located below ground; or b) located at ground level only if: i. screened from view from the street and other public spaces with high quality landscaping; ii. not forward of the building line, unless for visitor parking only on one side of an entrance driveway and for the depth of one standard car and where a minimum 1m wide landscaping strip separates the parking space from the street frontage boundary; iii. containing a minimum 3m landscape buffer to adjoining properties; iv. containing a minimum of 1 shade tree for every 6 car spaces; or c) located partially or fully above ground only if: i. located behind the main building line; ii. sleeved with active uses or active use spaces, or the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; iii. building services, pipes and ducts within the car park are not visible from the	**Complies** Development utilises existing carparking that is currently used for a residential care facility use. The parking will remain fit for purpose and appropriate for the scale of the use. The existing carpark is screened from the street and is located internally behind buildings. The parking also is fenced from the eastern boundary by acoustic fencing 1.8m in height which minimises visual amenity, noise, odour or light impacts on adjoining residents. Around the car parking there is landscaping provided to provide shade for pedestrians and to reduce the impact of glare and radiant heat on neighbouring dwellings.

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	street, public spaces or adjoining properties; iv. not for visitor parking. Note—Car parking which extends 1m above ground level is counted as a storey in the maximum height and is subject to the applicable building requirements, including setbacks.	
PO34 Development provides vehicle movement areas that: a) must not impact on the amenity and privacy of residents within or adjoining the site; b) are screened from view from the street and other public spaces with high quality landscaping.	**AO34** Development provides vehicle movement areas that: a) are set back to provide a minimum 3m landscape buffer along the side and rear boundaries; b) are separated from habitable windows to minimise noise and fumes disturbance; c) are screened to minimise the reflection of car headlights onto dwelling windows.	**Performance Outcome** Vehicle movement areas are screened from the eastern boundary with a 1.8m high acoustic fence. The vehicle movement areas are located internally on site and are not visible from the street.
PO35 Development provides car parking areas, vehicle site access, services and utilities that do not dominate the street frontage or adversely impact on a positive streetscape character and interface being established.	**AO35.1** Development ensures that vehicle access, short-term parking, drop-off zones and porte-cocheres (excluding driveway splays to the kerb) and services and utility installations comprise no more than 40% of the street frontage width at the front boundary. Note—Development of greater than 10 dwelling units indicates locations for all transformers, fire hydrant and booster assemblies and meter boxes.	**Complies** Vehicle access accommodates approximately 10% of the front boundary.
	AO35.2 Drop-off zones and porte-cocheres are designed at 90 degrees to, rather than parallel with, the frontage	**Not applicable** The development does not incorporate a drop off zone or porte-cocheres.
Fencing and retaining		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO36 Development provides fencing and retaining walls that must: a) facilitate casual surveillance of the street and public space; b) enable use of private open space; c) assist in highlighting entrances to the property; d) provide an articulated and non-dominating interface to the streetscape and pedestrian environment.	**AO36.1** Development ensures that, where fencing is provided, the height of any new fence is a maximum of: a) 1.2m, where fence construction is solid or less than 50% transparent; b) 1.5m, where fence construction is at least 50% transparent; c) 1.8m and solid, only where the site is on an arterial road; d) 2m, where an acoustic fence is required for a residential care facility or care co-located use along any boundary with adjoining sensitive uses. Note—Higher solid fences are acceptable where privacy and security is required for communal open space areas in a residential care facility.	**Performance Outcome** Development provides boundary fencing to the eastern site boundary which is an acoustic fence height of 1.8m. Transparent fencing is provided to the frontage of the site and around the 2 houses that is 1m to 1.8m in height. The fencing around the houses facilitates casual surveillance of the street and public space and does not dominate the streetscape and pedestrian environment.
	AO36.2 Development incorporating solid front fences or walls that front the street or other public spaces of longer than 10m, provide indentations, material variation and landscaping.	**Not applicable** Development does not propose solid front fences.
	AO36.3 Development for a retaining wall is: a) stepped; b) a maximum 0.6m height if directly abutting the edge of the adjoining road reserve verge.	**Performance Outcome** The development will provide stepped retaining walls to the frontage of the site. The retaining walls will directly abut the road reserve and in parts will be greater than 0.6m in height. Although the development will provide retaining walls abutting the road reserve over 0.6m the development will maintain casual surveillance and provide an articulated and non-dominating interface to the streetscape and pedestrian environment.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	AO36.4 The combined height of any structure (except for a built to boundary wall) on the side or rear boundary is no greater than 2m in height and finished with low-maintenance and pre finished materials. Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios.	**Complies** The development only proposes a fence to the eastern boundary which is 1.8m in height and will be low maintenance and a prefinished material.
Where a care co-located use		
PO37 Care co-located uses are integrated with the residential care facility and retirement facility and are: a) easily accessible by residents within the facility; b) sited to provide visitors and the general community direct and easy access from public spaces and/or the street; c) sited to not compromise the privacy or safety of residents in their residence or communal recreation spaces; d) sited in proximity to a road frontage to provide activation of the street.	**AO37** Development ensures care co-located uses: a) are both directly accessible from communal and main entry points of the residential care facility and retirement facility and from the street frontage or adjoining public spaces; b) do not overlook the private open spaces of a retirement facility or the communal open spaces of a residential care facility and retirement facility; c) provide a continuous, articulated and active built form to the street frontage and adjoining public open space with a minimum 30% transparent external wall materials up to a height of 2.5m above footpath level; d) provide a continuous accessible path or plane of travel between the ground storey and the street and residential care facility and retirement facility.	**Not applicable** The development does not propose a care co-located use.

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PO38 The size of the care co-located use must reflect its role as a supporting and ancillary site function, subordinate to the size and operation of the retirement facility or residential care facility on site and must not adversely impact on the economic viability of nearby centre activities.	**AO38.1** The maximum gross floor area is: a) 250m2 for a club, community care centre, community use, food and drink outlet, health care service, office or shop; b) 400m2 for a place of worship or childcare centre.	**Not applicable** The development does not propose a care co-located use.
	AO38.2 The maximum total gross floor area for care co-located uses on a site is 800m2 or equivalent to 10% of the site area, whichever is the lesser.	**Not applicable** The development does not propose a care co-located use.
PO39 Sufficient car parking for the care co-located use is provided and located on site to ensure that: a) car parking demand from the care co-located use does not impact on parking provision for the residential care facility or retirement facility; b) car parking demand does not adversely impact on local streets; c) car parking for the care co-located use is provided in close proximity to the care co-located use on site to ensure residents' privacy and security is not compromised.	**AO39.1** Car parking is provided in accordance with the Transport, access, parking and servicing code.	**Not applicable** The development does not propose a care co-located use.
	AO39.2 Car parking for the particular care co-located use is provided within 40m walking distance of that use.	**Not applicable** The development does not propose a care co-located use.
Additional criteria for development if identified in a neighbourhood plan		
PO40 Development minimises visual impacts on a view corridor of local significance identified in a neighbourhood plan and enhances opportunities for	**AO40.1** Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan.	**Not applicable** There are no view corridors identified within the neighbourhood plan.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
observation of key vistas and views from identified view points.	Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.	
	AO40.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	**Not applicable** There are no view points identified within the neighbourhood plan.
PO41 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by: a) exhibiting subtropical architectural excellence through design, treatment and articulation; b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; d) respecting the prominence of any adjoining or nearby heritage place or local landmark.	**AO41** Development: a) emphasises a landmark site identified in a neighbourhood plan and its setting; b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; d) provides an interesting and varied skyline and silhouette; e) uses high-quality and durable materials and finishes; f) integrates landscaping, building entries and the public realm at the ground plane. Note—The Council's Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of	**Not applicable** The subject land does not incorporate a landmark site as identified in the neighbourhood plan.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	the Independent design advisory panel planning scheme policy.	
Significant corner sites		
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by: a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks.	**AO42** Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan.	**Not applicable** The subject land is not identified as a significant corner site in the neighbourhood plan.
Corner land dedications on landmark sites and/or significant corner sites		
PO43 A corner land dedication, if required: a) accommodates a deep planted large feature tree within the dedication area; b) provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy;	**AO43.1** Development on a significant corner site or landmark site identified in a neighbourhood plan provides a corner land dedication adjacent to the existing verge area which: a) is configured and provided in the form identified in Figure f or Figure g;	**Not applicable** The subject land is not identified as a significant corner or landmark site in the neighbourhood plan.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
c) accommodates high levels of pedestrian movement and a high quality pedestrian setting. Note—A neighbourhood plan may indicate whether or not a land dedication is required.	b) complies with any dimensions identified in a neighbourhood plan; c) accommodates a deep planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; d) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	
	AO43.2 Development ensures that any part of the building, including the basement, but excluding awnings, is not located within the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.	**Not applicable** The subject land is not identified as a significant corner or landmark site in the neighbourhood plan.

COMMUNITY PURPOSES NETWORK OVERLAY CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
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		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO1 Development which is assumed future urban development provides the existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site: (a) to serve the recreational needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; (a) to maximise recreational, visual, cultural and biodiversity values; (b) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; (c) to meet the requirements of intended users; (d) to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.	**AO1** Development which is assumed future urban development provides land and 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.	**Not Applicable** The subject site is not located within any of the identified sub-categories.
PO2 Development provides for the payment of additional trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan: (i) trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan;	**AO2** No acceptable outcome is prescribed.	**Not Applicable** The subject site is not located within any of the identified sub-categories.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
(ii) long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.		
PO3 Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised: (a) the long term infrastructure for the parks network in the Long term infrastructure plans and an applicable neighbourhood plan; (b) the existing and planned infrastructure for the parks network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the parks network which: (iv) is required to service the development or existing and future urban development in the planning scheme area; or	**AO3** Development protects a park shown on the Community purposes network overlay map in compliance with the following: (a) for long term infrastructure for the parks network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the parks network, the Local government infrastructure plan; (c) the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.	**Not Applicable** The subject site is not located within any of the identified sub-categories.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
(v) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. 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.		
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		
PO4 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: (a) to serve the physical, social and cultural needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; (b) to maximise recreational, social and cultural values; (c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; (d) to meet the requirements of the intended users; (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.	**AO4** 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 Infrastructure design planning scheme policy.	**Not Applicable** The subject site is not located on land within the community facilities sub-category.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO5 Development provides for the payment of additional trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the land for community facilities network which is made necessary by development that is not assumed future urban development; (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. Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. (c) Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.	**AO5** No acceptable outcome is prescribed.	**Not Applicable** The subject site is not located on land within the community facilities sub-category.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO6 Development protects land for community facilities shown on the Community purposes network overlay map to ensure the following are not compromised: (a) the long term infrastructure for the land for community facilities network in the Long term infrastructure plans and an applicable neighbourhood plan; (b) the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the land for community facilities network which: (i) is required to service the development or existing and future urban development in the planning scheme areas; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. 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.	**AO6** Development protects land for community facilities network shown on the Community purposes network overlay map in compliance with the following: (a) for long term infrastructure for the land for community facilities network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the land for community facilities network, the Local government infrastructure plan; (c) the standards for the land for community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	**Not Applicable** The subject site is not located on land within the community facilities sub-category.

HERITAGE OVERLAY CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Section A – If in the Local heritage place sub-category		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO1 Development provides for the future protection of the heritage place and does not damage or diminish its cultural heritage significance. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with The Australia ICOMOS Burra Charter.	**AO1** No acceptable outcome is prescribed.	**Not Applicable** The subject site is not a Local or State heritage place.
PO2 Development is based on and takes account of all aspects of the cultural significance of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter—Cultural Significance.	**AO2** No acceptable outcome is prescribed.	**Not Applicable** The subject site is not a Local or State heritage place.
PO3 Development protects the fabric and setting of the heritage place while providing for its use, interpretation and management. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal has been prepared in accordance with the Guidelines to the Burra Charter—Conservation Policy.	**AO3** No acceptable outcome is prescribed.	**Not Applicable** The subject site is not a Local or State heritage place.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO4 Development is based on the issues relevant to the conservation of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter—Procedures for Undertaking Studies and Reports.	**AO4** No acceptable outcome is prescribed.	**Not Applicable** The subject site is not a Local or State heritage place.
PO5 Development does not impair any culturally significant attributes of the heritage place identified by the Aboriginal people for whom the heritage place is significant. Note—Heritage places with Aboriginal cultural values are assessed by a suitably qualified person and as detailed in the Heritage planning scheme policy.	**AO5** No acceptable outcome is prescribed.	**Not Applicable** The subject site is not a Local or State heritage place.
Additional performance outcomes and acceptable outcomes if in the Latrobe and Given Terraces neighbourhood plan area		
PO6 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.	**AO6** Development maintains the height relationship of an existing floor area to the street level.	**Not Applicable** The proposed development is not located in the Latrobe and Given Terraces neighbourhood plan area.
PO7 Development for a building is designed with appropriate detailing for the period of the building.	**AO7.1** Development ensures that a verandah incorporates historically appropriate detailing for the period of the building.	**Not Applicable** The proposed development is not located in the Latrobe and Given Terraces neighbourhood plan area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	Editor's note—A good example is located at 212 Given Terrace.	
	AO7.2 Development does not replace suspended awnings typical from the 1920s onwards with post-supported awnings.	**Not Applicable** The proposed development is not located in the Latrobe and Given Terraces neighbourhood plan area.
PO8 Development involving an alteration or addition to an existing premises conserves the heritage significance and does not obscure or is not otherwise insensitive to the traditional building fabric.	**AO8.1** 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.	**Not Applicable** The proposed development is not located in the Latrobe and Given Terraces neighbourhood plan area.
	AO8.2 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.	**Not Applicable** The proposed development is not located in the Latrobe and Given Terraces neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the New Farm and Teneriffe Hill neighbourhood plan area		
PO9 Development on the site of a heritage place that is removed or demolished without Council approval is of a scale, bulk and height that maintains the same appearance as that of the removed or demolished heritage place.	**AO9.1** Development in the Low–medium density living precinct which involves the removal or demolition of a building identified in the Heritage overlay has a maximum plot ratio of 40% of the site area.	**Not Applicable** The proposed development is not located in the New Farm and Teneriffe Hill neighbourhood plan area.
	AO9.2 Development in the Medium density living precinct which involves the removal or demolition of a	**Not Applicable** The proposed development is not located in the New Farm and Teneriffe Hill neighbourhood plan area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	building identified in the Heritage overlay has a building height and gross floor area which is not greater than the building height and gross floor area of the demolished heritage place.	
Additional performance outcomes and acceptable outcomes if in the Woolloongabba centre neighbourhood plan area		
PO10 Development for new premises respects the cultural heritage significance of a heritage place.	**AO10** Development maintains all noted external and visible aspects of cultural heritage currently visible from a publicly accessible place.	**Not Applicable** The proposed development is not located in the Woolloongabba centre neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the Albion neighbourhood plan area where in the Station precinct		
PO11 Development conserves the heritage values of the precinct.	**AO11** Development retains heritage and character structures which are incorporated into the design of any redevelopment scheme for the station.	**Not Applicable** The proposed development is not located in the Albion neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the Centenary suburbs neighbourhood plan area where in the Sinnamon Farm heritage precinct		
PO12 Development retains, restores and adapts for re-use the building and vegetation listed as a heritage place.	**AO12** Development conforms to the recommendations of a conservation management plan for the site approved by the Council.	**Not Applicable** The proposed development is not located in the Centenary suburbs neighbourhood plan area.
PO13 Development has a built form which respects the heritage significance of the building and vegetation, including scale and location.	**AO13** Development conforms to the recommendations of a Council-approved and updated conservation management plan of the site.	**Not Applicable** The proposed development is not located in the Centenary suburbs neighbourhood plan area.
PO14 Development involving a car parking area does not undermine the visual attraction of the heritage place.	**AO14** Development involving a car parking area: a) is concealed behind the building of a heritage place or is otherwise located so as to not visually dominate the appearance of	**Not Applicable** The proposed development is not located in the Centenary suburbs neighbourhood plan area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	the heritage place, particularly when viewed from Seventeen Mile Rocks Road; b) does not diminish the quality of spaces between buildings.	
Additional performance outcomes and acceptable outcomes if in the Kelvin Grove urban village neighbourhood plan area		
PO15 Development has a built form which respects the historic significance of the Upper Parade Ground and related buildings.	**AO15** Development in the Upper Parade Ground Heritage Area maintains appropriate sightlines in and through the State Heritage Listed Area, including the full length of Upper Parade Ground and to existing heritage buildings.	**Not Applicable** The proposed development is not located in the Kelvin Grove urban village neighbourhood plan area.
Section B – If in the Area adjoining heritage sub-category **Note—These provisions only apply to development adjoining a place in the State heritage place sub-category where development does not require referral to SARA (refer to the Regulation).**		
PO16 Development including landscape and building elements does not impair the views of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared containing a heritage impact statement that analyses the impact of the proposal.	**AO16** No acceptable outcome is prescribed.	**Complies** The proposed development only result in a small increase in gross floor area within the dwelling houses (38.8m^2 – 20 Howard St & 10.9m^2 – 22 Howard St) which will not impair the views of the heritage place as the proposed building is setback 25m from heritage place. It is noted that the large tree (weeping fig) located in the north eastern corner of the heritage place is listed in the heritage citation, however, no new works are located within proximity of this tree is not proposed.
PO17 Development for reconfiguring a lot does not result in a lot that has the potential to accommodate a building or structure that could further impair the visible attributes identified as significant in a heritage citation of the heritage place.	**AO17** No acceptable outcome is prescribed.	**Not Applicable** This development does not involve reconfiguring a lot.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Note—Where necessary, a heritage impact assessment report is prepared containing a heritage impact statement that analyses the impact of the proposal.		
Additional performance outcomes and acceptable outcomes if in the Albion neighbourhood plan area where in the Albion village precinct		
PO18 Development must complement and be generally aligned with existing heritage places.	**AO18** Development aligns the front setback with the average setback of adjoining heritage places.	**Not Applicable** The proposed development is not located in the Kelvin Grove urban village neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the West End—Woolloongabba district neighbourhood plan area		
PO19 Development for new premises adjacent to or in the vicinity of a heritage place maintains and enhances the heritage place and its surrounds by: a) using high-quality pre-finished materials; b) setting background or upper levels to preserve view lines to the heritage place; c) ensuring elevation treatments maintain the three-dimensional predominance of the heritage place.	**AO19** Development complements the scale of, views to and building form and materials of a heritage place.	**Not Applicable** The proposed development is not located in the Woolloongabba centre neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the Sherwood—Graceville district neighbourhood plan area		
PO20 Development, including a dwelling house, does not diminish the streetscape contribution, setting or views from the street or a public place of an adjoining or affected heritage place.	**AO20** No acceptable outcome is prescribed.	**Not Applicable** The proposed development is not located in the Sherwood—Graceville district neighbourhood plan area.
PO21 Development for new premises complements the existing streetscape and setting of the heritage place and is of a sympathetic scale and bulk.	**AO21** No acceptable outcome is prescribed.	**Not Applicable** The proposed development is not located in the Sherwood—Graceville district neighbourhood plan area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO22 Development for a new building which abuts a street elevation of a heritage place: a) creates a clear definition or transition between the old and new; b) ensures that projecting elements such as canopies, awnings, sunshades, banners and signage do not substantially interrupt significant views of the heritage place from the street or a public place.	**AO22** No acceptable outcome is prescribed.	**Not Applicable** The proposed development is not located in the Sherwood—Graceville district neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area		
PO23 Development, including a dwelling house, does not detract from or devalue the cultural heritage significance of a heritage place and does not impair or obscure views of the heritage place from the public realm.	**AO23** Development is: a) set back from the street equal to or greater than the heritage place; Note—The appropriate building setback will be determined on a case-by-case basis having regard to views, vistas and context of the heritage place. b) of a lower or equal height to the heritage place; c) complementary to the architectural character of the heritage place; Note—This does not require that a new development should replicate the heritage place in terms of its architectural design or construction materials. d) in keeping with any landscaping elements of the heritage place identified as having cultural heritage significance.	**Not Applicable** The proposed development is not located in the Bulimba district neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the Kangaroo Point south neighbourhood plan area		
PO24	**AO24**	**Not Applicable**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Development provides a transition in building height to a heritage place and does not create an overbearing appearance or significantly impacts on its privacy or amenity.	Development has a maximum building height: a) if fronting Mark Lane, of 5 storeys within 20m of the street alignment; or b) otherwise, of 3 storeys within 10m of the common property boundary or street alignment. Refer to Figure b in the Kangaroo Point south Neighbourhood Plan Code. Note—Additional overall building height that may be permissible for a significant corner or landmark gateway as identified in the Kangaroo Point south neighbourhood plan, does not allow additional height within the heritage place transition.	The proposed development is not located in the Kangaroo Point south neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the Coorparoo and districts neighbourhood plan area		
PO25 Development, including a dwelling house, does not diminish the streetscape contribution, views or vistas of a heritage place from the street or public realm.	**AO25** No acceptable outcomes is prescribed.	**Not Applicable** The proposed development is not located in the Kangaroo Point south neighbourhood plan area.
PO26 Development complements the existing setting of a heritage place, is of a sympathetic scale and bulk, and does not create an overbearing appearance.	**AO26** No acceptable outcomes is prescribed.	**Not Applicable** The proposed development is not located in the Kangaroo Point south neighbourhood plan area.
Section C—General performance outcomes and acceptable outcomes for the Heritage overlay		
Additional performance outcomes and acceptable outcomes if in the City Centre neighbourhood plan area		
PO27 Development provides ongoing protection of significant building fabric and vegetation during and after construction.	**AO27** Development involving structural demolition or excavation that may impact upon a heritage place complies with a heritage place construction management plan.	**Not Applicable** The proposed development is not located in the City Centre neighbourhood plan area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	Note—The Management plans planning scheme policy provides guidance on the preparation of a heritage place construction management plan.	
PO28 Development for reconfiguring a lot on or adjoining a heritage place does not result in an allotment size, configuration or pattern which would potentially result in the setting or views of a heritage place being adversely affected.	**AO28** No acceptable outcome is prescribed.	**Not Applicable** The proposed development is not located in the City Centre neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the Lutwyche Road corridor neighbourhood plan area		
PO29 Development on or adjoining a heritage place does not diminish the following: a) heritage value; b) streetscape contribution; c) setting; d) significant views and vistas of the heritage place. Note—These provisions only apply to development adjoining a place in the State heritage place sub-category where development does not require referral to SARA (refer to the Regulation). Note—To demonstrate compliance with the performance criteria, a heritage impact assessment report is to be submitted demonstrating to the Council's satisfaction that the development will not detract from or diminish the cultural heritage significance of the heritage place. Generally the following points are to be considered when proposing a development adjacent to or affecting a heritage place:	**AO29** No acceptable outcome is prescribed.	**Not Applicable** The proposed development is not located in the Lutwyche Road corridor neighbourhood plan area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
• development is of a sympathetic scale and bulk and does not attempt to replicate or mimic the architectural detailing of all or part of the heritage place; • development creates an appropriate high-quality interface for the heritage place by using building setbacks and screening measures such as mature trees; • development of a new premises complements the existing streetscape and maintains the views of a heritage place from the street or public places; • where a new building abuts a street elevation of a heritage place, a clear definition or transition between the old and new is created and projecting elements such as canopies, awnings, sunshades, banners and signage, do not substantially interrupt views of a heritage place from the street or a public place.		
PO30 Development involving premises on or adjoining Conon is of a suitable height and scale and is set back from common boundaries to ensure that the development does not overshadow Conon and its gardens. Note—To demonstrate compliance with the performance outcome a heritage impact assessment report is to be submitted demonstrating to the Council's satisfaction that the development will not detract from or diminish the cultural heritage significance of the heritage place.	**AO30** No acceptable outcome is prescribed.	**Not Applicable** The proposed development is not located in the Lutwyche Road corridor neighbourhood plan area.

ROAD HIERARCHY OVERLAY CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use		
PO1 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	**AO1.1** 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.	**Complies** The proposed development accesses a minor road being Howard Street.
	AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	**Complies** The development does not access a primary freight route.
	AO1.3 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.	**Complies** The development accesses the lowest order road.
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	**Not applicable** Development accesses neighbourhood road.
	AO1.5 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	**Not applicable** Development accesses neighbourhood road.
Section B—If for assessable development for a material change of use		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network	**AO2.1** Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	**Complies** The proposed development will not increase the traffic accessing the road. The development will remain consistent with the road hierarchy classification, function and expected traffic flows for the area
	AO2.2 Development mitigates an impact on the road hierarchy if the development: (a) is for a major development; or (b) involves an access driveway to a major road; or (c) involves an access driveway within 100m of a signalised intersection. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a **Registered Professional Engineer Queensland** in accordance with the **Transport, access, parking and servicing planning scheme policy**.	**Not applicable** The development is not major development, does not access a major road and not within 100m of a signalised intersection.
Section C—If for assessable development for a material change of use or reconfiguring of a lot		
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	**AO3** No acceptable outcome is prescribed.	**Not Applicable** No extension, expansion and widening to the existing or future road network is proposed or required as part of this application.
PO3A Development provides for the payment of extra trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;	**AO3A** No acceptable outcome is prescribed.	**Not Applicable** No extra trunk infrastructure costs are required as part of this application.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
(b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*.		
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		
PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: (c) the long term infrastructure for the road network in the Long term infrastructure plans;	**AO4** Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: (f) for the long term infrastructure for the road network, the Long term infrastructure plans;	**Not applicable** The development is only adjacent to a neighbourhood road.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
(d) the existing and planned infrastructure for the road network in the Local government infrastructure plan; (e) the provision of long term, existing and planned infrastructure for the road network which: (iv) is required to service the development or existing and future urban development in the planning scheme area; or (v) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. 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.	(g) for existing and planned infrastructure for the road network, the Local government infrastructure plan; (h) the standards for the road network in the Infrastructure design planning scheme policy.	
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		
PO5 Development ensures that a new road connection provides: (i) safe, efficient and convenient connectivity of the new road to the major road network; (j) a minimum number of intersections to the major road network.	**AO5** 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.	**Not applicable** Development does not involve reconfiguring a lot or an extension or change to the road hierarchy.
PO6 Development ensures that an extension of or change to the road network: (a) provides internal connectivity and connects to the external road network;	**AO6.1** 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.	**Not applicable** Development does not involve reconfiguring a lot or an extension or change to the road hierarchy.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
(b) provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems; (c) provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; (d) includes the provision of bus routes that provide ease of access to bus customers; (e) minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time; (f) provides a street layout that minimises travel time and traffic volumes on minor roads; (g) provides high permeability for pedestrian and cycle networks; (h) provides safe accessibility to lots by having more than one street providing access to the area; (i) preserves the function of the road hierarchy and addresses all impacts to the road network.	**AO6.2** Development preserves the function of the road hierarchy and addresses all impacts on the road network. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).	
PO7 Development ensures that premises and vehicle access are located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	**AO7** Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	**Not applicable** Development does not involve reconfiguring a lot or an extension or change to the road hierarchy.
PO8 Development ensures that an intersection is designed and constructed in accordance with its hierarchical	**AO8** 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	**Not applicable** Development does not involve reconfiguring a lot or an extension or change to the road hierarchy.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
classification as shown on the Road hierarchy overlay map.	design standard in the Infrastructure design planning scheme policy.	

STREETSCAPE HIERARCHY OVERLAY CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 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.	**AO1** 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.	**Performance Outcome** The there is a slip lane in front of the site which means that the verge requirements are not achievable in this location. The development will provide landscaping at the front of the site along the front boundary which will assist in improving the streetscape. Additionally, the slip lane will no longer have any access points to it.
PO2 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.	**AO2.1** Development ensures that existing street trees are retained and protected.	**Not Applicable** There a no existing street trees at the frontage of the site between the boundary and the slip lane.
	AO2.2 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.	**Not Applicable** Streetscape works are not required nor proposed as a result of this development.
Section B—If for assessable development		
PO3	**AO3.1** Development ensures that a corner land dedication is provided:	**Not Applicable** The site is not identified on the overlay map as requiring a corner land dedication.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
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.	(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.	
	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	**Not Applicable** The proposed development does not involve corner land dedication area
	AO3.3 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.	**Not Applicable** The proposed development does not involve public art.
If in or on a site adjoining the Wildlife movement solution sub-category		
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	**AO4** Development ensures that infrastructure solutions are: a. provided at the locations identified on the Streetscape hierarchy overlay map; b. designed to: i. account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance;	**Not Applicable** The proposed development is not in the Wildlife movement solution sub-category.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	ii. achieve physical separation of native wildlife and the road; iii. adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code. Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.	

SECONDARY CODES

FILLING AND EXCAVATION CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO1 Development for filling or excavation minimises visual impacts from retaining walls and earthworks.	**AO1** 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.	**Performance Outcome** The development will involve filling greater than 1m. the development will provide stepping and landscaped retaining walls to minimise the visual impacts of retaining walls and earthworks.
PO2 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.	**AO2.1** 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;	**Performance Outcome** The development includes retaining walls that are designed to be fit for purpose, does not adversely impact significant vegetation, and is capable of easy maintained. The development will have stepped retaining walls that have landscaping to reduce the bulk and visual appearance.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation. Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.	(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.	
	AO2.2 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.	**Complies** The development will not impact any significant vegetation.
	AO2.3 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.	**Not applicable** Development does not involve the facing of retaining walls to adjoining properties with in 750mm of the boundary.
	AO2.4 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 .	**Complies** The development will use clean fill.
PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	**AO3** Development ensures that a rock anchor:	**Not Applicable** No rock anchors are proposed as part of this development application.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	(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.	
PO4 Development protects all services and public utilities.	**AO4** 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.	**Complies** All services and public utilities will be protected as part of this application.
PO5 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	**AO5** 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.	**Complies** No changes to the subsoil drainage are proposed as part of this application.
PO6 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. (c) Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	**AO6** Filling or excavation does not involve the construction of open drainage.	**Complies** The proposal does not include construction of open drainage.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO7 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.	**AO7.1** Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy.	**Complies** The development can be conditioned to comply with the Infrastructure design planning scheme policy.
	AO7.2 Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	**Complies** The development can be conditioned to comply with the Infrastructure design planning scheme policy.
PO8 Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO8.1** Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.	**Complies** The development can be conditioned to comply.
	AO8.2 Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	**Complies** The development can be conditioned to comply.
PO9 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. Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO9** Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	**Complies** The development can be conditioned to comply.
PO10	**AO10**	**Complies**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
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.	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.	The development can be conditioned to comply.
PO11 Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	**AO11** 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.	**Complies** The development can be conditioned to comply.
PO12 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. d. Reticulated irrigation to all artificial growing environments.	**AO12.1** Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.	**Complies** The development can be conditioned to comply.
	AO12.2 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.	**Complies** The development can be conditioned to comply.
	AO12.3 Development provides areas of pavement, turf and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field	**Complies** The development can be conditioned to comply.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	gullies, sub-surface drainage and stormwater connections.	
PO13 Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	**AO13** Development does not involve the creation of canals or artificial waterways.	**Not Applicable** No canals or artificial waterways will be created as part of this application.

INFRASTRUCTURE DESIGN CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO1 Development provides roads, pavement, edging and landscaping which: a. are designed and constructed in accordance with the road hierarchy; b. provide for safe travel for pedestrians, cyclists and vehicles; c. provide access to properties for all modes; d. provide utilities; e. provide high levels of aesthetics and amenity, improved liveability and future growth; f. provide for the amelioration of noise and other pollution; g. provide a high-quality streetscape; h. provide a low-maintenance asset with a minimal whole-of-life cost. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	**AO1** 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.	**Complies** No new roads are proposed as part of this application.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO2 Development provides road pavement surfaces which: a. are well designed and constructed; b. durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; c. ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access; d. allows for reasonable travel comfort.	**AO2** 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.	**Not Applicable** No road pavements are required as part of this application.
PO3 Development provides a pavement edge which is designed and constructed to: (a) control vehicle movements by delineating the carriageway for all users; (b) provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	**AO3** Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	**Complies** No changes to the pavement edge are proposed as part of this application.
PO4 Development provides verges which are designed and constructed to: (a) provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; (b) provide a sufficient area for public utility services; (c) be maintainable by the Council.	**AO4** 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.	**Performance Outcome** The development is not able to provide a verge due to an existing slip lane at the frontage of the site. The slip lane will have low vehicle traffic due to no sites directly accessing the lane and can be used by pedestrians.
PO5	**AO5** Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which is embellished in	**Not Applicable** The proposed plans involve no plans to create lanes or laneways.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which: (a) allows equitable access for all modes; (b) is safe and secure; (c) has 24-hour access; (d) is a low-speed shared zone environment; (e) has a high-quality streetscape.	compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	
PO6 Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard: (a) an effective, high-quality paved roadway; (b) an effective, high-quality roadway kerb and channel; (c) safe, high-quality vehicle crossings over channels and verges; (d) safe, accessible, high-quality verges compatible and integrated with the surrounding environment; (e) safe vehicle access to the site that enables ingress and egress in a forward gear; (f) provision of and required alterations to public utilities; (g) effective drainage; (h) appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	**AO6** 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: (a) concrete kerb and channel; (b) forming and grading to verges; (c) crossings over channels and verges; (d) a constructed bikeway; (e) a constructed verge or reconstruction of any damaged verge; (f) construction of the carriageway; (g) payment of costs for required alterations to public utility mains, services or installations; (h) construction of and required alterations to public utility mains, services or installations; (i) drainage works; (j) installation of electrical conduits.	**Not applicable** The subject site currently has an existing road to the frontage that is fully constructed and meets the requirements of the local area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO7 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; (h) minimise the clearing of significant native vegetation. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	**AO7** 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.	**Complies** No cycle or walking routes are proposed or required as part of this application.
PO8 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.	**AO8.1** Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.	**Complies** Refuse will be collected as per existing arrangements. This remains suitable as there is no intensification of the use.
	AO8.2 Development ensures that refuse and recycling collection and storage location and design do not	**Complies** Refuse will be located and designed as per existing arrangements. This remains suitable as there is no

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note—Refer to the Refuse planning scheme policy for further guidance.	intensification of the use. The refuse storage will be screened and setback from uses adjoining the site.
PO9 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.	**AO9.1** Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.	**Complies** The existing services suffice and will be retained along with this development.
	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	**Complies** The existing services suffice and will be retained along with this development.
PO10 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.	**AO10.1** 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. Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.	**Complies** There is existing public utilities which will not have any impacts on vegetation, biodiversity, waterways and will not require earthworks. No addition construction is proposed.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	
	AO10.3 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.	
PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	**AO11** Development provides land with the following services to the standards of the approved supplier: (a) electricity; (b) telecommunications services; (c) gas service where practicable.	**Complies** Access to electricity and telecommunications is available at the subject site.
PO12 Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	**AO12** 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.	**Complies** Conduits will be provided, if required.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.	
PO13 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; (b) is sited and designed: i. as an integrated part of the project design; ii. as conceptually relevant to the context of the location; iii. to reflect and respond to the cultural values of the community; iv. to promote local character in a planned and informed manner.	**AO13** 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.	**Not Applicable** The proposed development does not involve public art.
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	**AO14** 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. Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).	**Not Applicable** Public signage is not required nor proposed for this application.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO15 Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.	**AO15** 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.	**Not Applicable** The proposed development does not provide community facilities.
PO16 Development provides public toilets which: (a) are required as part of a community facility or park; (b) are located, designed and constructed to be: (i) safe; (ii) durable; (iii) resistant to vandalism; (iv) able to service expected demand; (v) fit for purpose.	**AO16** Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.	**Not Applicable** The proposed development does not provide public toilets.
PO17 Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for: (a) safe movement of intended users; (b) an attractive appearance appropriate to the general surroundings and any adjacent structures; (c) functionality and easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) current and future services. Note—All bridges and elevated and associated elements must be designed and certified by a	**AO17** 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.	**Not Applicable** The proposed development does not involve bridges, tunnels, elevated structures and water access structures.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.		
PO18 Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for: (a) safety; (b) an attractive appearance appropriate to the general surroundings; (c) functionality and easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) future widening; (g) current and future services; (h) minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns. Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.	**AO18** Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	**Not Applicable** The proposed development does not involve the provision of culverts.
PO19 Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for: (a) safety; (b) an attractive appearance appropriate to the surrounding area;	**AO19** 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.	**Complies** The proposed retaining walls can be conditioned to be constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
(c) easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) minimal water seepage. Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.		
If for development with a gross floor area greater than 1,000m^2		
PO20 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. Note—The preparation of a construction management plan can assist in demonstrating achievement of this performance outcome. Note—The Transport, access, parking and servicing planning scheme policy provides advice on the management of vehicle parking and deliveries during construction.	**AO20** 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.	**Complies** Development can be condition to comply with acceptable outcome.
PO21 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,	**AO21.1** Development ensures that demolition and construction: a. only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays;	**Complies** Development can be condition to comply with acceptable outcome.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
including dust from construction vehicles entering and leaving the site. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	b. do not occur over periods greater than 6 months.	
	AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	**Complies** Development can be condition to comply with acceptable outcome.
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	**Complies** The development construction and/or demolition will not involve asbestos-containing materials.
PO22 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. Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO22** Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	**Complies** It is not expected that the construction and/or demolition will generate significant levels of vibration.
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		
PO23 and PO24	**AO23 and AO24**	**Not Applicable** The proposed development does not involve premises that is accessed by common private title.
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		
PO25	**AO25**	**Not Applicable**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
		No infrastructure is proposed as part of this development.
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		
PO26	**AO26**	**Not Applicable** No infrastructure is impacted as part of this development.

LANDSCAPE CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO1 Development ensures that trees are protected from development impacts.	**AO1.1** 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.	**Complies** Can be conditioned to comply acceptable outcome.
	AO1.2 Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: (a) vegetation damaged as a result of the development; (b) vegetation requiring pruning of branches and/or roots.	**Complies** Can be conditioned to comply acceptable outcome.
PO2 Development provides acoustic barriers and long fences along street frontages which: (a) are enhanced by appropriate planting;	**AO2.1** 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:	**Complies** An acoustic fence provided on the eastern boundary will be designed in compliance with the standards in the Infrastructure design planning scheme policy. As the fence is a boundary fence

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
(b) are of high visual quality; (c) are designed for longevity; (d) provide maintenance access and promote pedestrian permeability in appropriate circumstances.	(a) is designed in compliance with the standards in the Infrastructure design planning scheme policy; (b) incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; (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; (d) incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.	visual interest is not required and the is no need for a gate or access.
	AO2.2 Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: (e) species in accordance with the Planting species planning scheme policy; (f) a minimum of 2 tier planting.	**Not Applicable** A planting buffer is not required as part of this development application.
PO3 Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	**AO3** Development ensures that a landscape buffer required by a use code incorporates: a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting.	**Not Applicable** A landscape buffer is not required as part of this development application.
PO4 Development provides growing media and volumes appropriate for landscape work to ensure the long-	**AO4.1** Development provides growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy.	**Complies** Landscaping will be provided in compliance with the Infrastructure design planning scheme policy.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
term performance, ease of maintenance and sustainability of plantings.	Note—Notations of proposed growing media and soil volume calculations for the documented mature vegetation size and scale may assist in demonstrating compliance with the acceptable outcome.	
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	**Complies** Can be conditioned to comply acceptable outcome.
	AO4.3 Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	**Complies** Landscaping will be provided in compliance with the Infrastructure design planning scheme policy.
PO5 Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	**AO5.1** 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. (c) Refer to the Crime prevention through environmental design planning scheme policy.	**Complies** Can be conditioned to comply acceptable outcome.
	AO5.2 Landscaping and mounding do not interfere with visibility along a pathway. Refer to the Crime prevention through environmental design planning scheme policy.	**Complies** Can be conditioned to comply acceptable outcome.
PO6	**AO6**	**Complies**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area. Note—Cues could include changes in levels, surface or landscape treatment or fencing.	The development provides fencing which distinguish public from private area.
PO7 Development provides a plant selection which addresses the functional issues of the development including: (d) screening and buffering; (e) street presentation; (f) shading; (g) character; (h) amenity; (i) ecology; (j) water availability and stormwater treatment.	**AO7** Development provides species in accordance with the Planting species planning scheme policy.	**Complies** The development will provide species in accordance with the Planting species planning scheme policy.
PO8 Development provides planting densities and stock sizes which are optimised to reduce maintenance and erosion and to achieve amenity and ecological outcomes.	**AO8.1** Development provides planting densities and stock sizes when planting in natural ground which achieves: a. full coverage of the mulched planting areas within 2 years; b. 95% coverage of the extent of the elevation within 2 years where for green facades.	**Complies** Can be conditioned to comply acceptable outcome.
	AO8.1 Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	**Complies** Can be conditioned to comply acceptable outcome.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO9 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.	**AO9.1** Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	**Complies** The development will provide species in accordance with the Planting species planning scheme policy.
	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	**Complies** Can be conditioned to comply acceptable outcome.
PO10 Development for a shade structure does not compromise landscape outcomes.	**AO10** Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	**Not Applicable** No shade structure in a car park proposed.
PO11 Development involving the construction of retaining walls provides for: (k) safety; (l) an attractive appearance appropriate to the surrounding area; (m) easy maintenance; (n) longevity; (o) minimal water seepage impacts.	**AO11** 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. incorporates planting areas.	**Complies** Retaining walls will be constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland and incorporates planting areas.
PO12 Development provides for: (p) 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; (q) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	**AO12.1** Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.	**Complies** Landscaping will be provided in compliance with the standards in the Landscape design guidelines.
	AO12.2 Development ensures that the design and requirements for irrigation is in accordance with the	**Complies** Landscaping will be provided in compliance with the standards in the Landscape design guidelines.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	standards in the Landscape design guidelines for water conservation planning scheme policy.	
	AO12.3 Development provides areas of pavement, turf and mulched garden beds which are adequately drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	**Complies** The development will provides areas of pavement, turf and mulched garden beds which are adequately drained.
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	**Complies** Can be condition to comply with acceptable outcome.
PO13 Development provides landscaping which is capable of efficient and effective maintenance that ensures the success of the landscaping.	**AO13.1** Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	**Complies** Turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.
	AO13.2 Development provides a reticulated irrigation system to common landscape and recreation areas and ensures that podium planters serviced from tank water and the control device are located in a common area.	**Complies** Can be condition to comply with acceptable outcome.
	AO13.3 Development provides one hose cock within each private landscape and recreation area.	**Complies** Can be condition to comply with acceptable outcome.
	AO13.4	**Complies**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	Can be condition to comply with acceptable outcome.
	AO13.5 Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	**Complies** Can be condition to comply with acceptable outcome.
	AO13.6 Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	**Complies** Can be condition to comply with acceptable outcome.
	AO13.7 Development ensures that artificial growing environments are designed to allow for flush out.	**Complies** Can be condition to comply with acceptable outcome.
	AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	**Complies** Can be condition to comply with acceptable outcome.
PO14 Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	**AO14** Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	**Complies** Development will consider the location and access requirements of overhead and underground services when selecting species.
PO15 Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function.	**AO15.1** Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.	**Complies** Landscaping will be provided in accordance with the Landscape design planning scheme policy.
	AO15.2	**Complies**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Note—Guidance is provided in the Landscape design planning scheme policy.	Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	Landscaping will be provided in accordance with the Landscape design planning scheme policy.
PO16 Development incorporating a rooftop garden provides landscaping that: a. is integrated into the rooftop garden design; b. ensures that landscaped open spaces dominate the built form elements; c. contributes to shade of communal open space; d. enhances the visual amenity and function of different rooftop garden spaces; e. contributes to greening the building appearance when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	**AO16.1** Development incorporating a rooftop garden provides landscaping that includes: 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; 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; 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.	**Not Applicable** No rooftop garden is proposed as part of this application.
	AO16.2 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.	

STORMWATER CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Section A—If for a material change of use, reconfiguring a lot, operational work or building work **Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.**		
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: (a) minimise flooding; (b) protect environmental values of receiving waters; (c) maximise the use of water sensitive urban design; (d) minimise safety risk to all persons; (e) maximise the use of natural waterway corridors and natural channel design principles. Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.	**AO1** Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	**Complies** The development will discharge stormwater to the kerb and channel of Howard Street.
PO2 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.	**AO2.1** Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	**Complies** The proposed development will not result in an increase on flood level or flood hazard on up slope, down slope or adjacent premises.
	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	**Complies** The development will discharge stormwater to the kerb and channel of Howard Street in accordance with the standards in the infrastructure design planning scheme policy.
PO3	**AO3.1**	**Complies**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.	The development will discharge stormwater to the kerb and channel of Howard Street.
	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	**Complies** The development will discharge stormwater to the kerb and channel of Howard Street in accordance with the standards in the infrastructure design planning scheme policy.
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	**Complies** The development will discharge stormwater to the kerb and channel of Howard Street in accordance with the standards in the infrastructure design planning scheme policy.
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	**Complies** No underground stormwater infrastructure is proposed as part of this application.
PO4 Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	**AO4.1** 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.	**Complies** The development will discharge stormwater to the kerb and channel of Howard Street in accordance with the standards in the infrastructure design planning scheme policy.
	AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	**Complies** The development will discharge stormwater to the kerb and channel of Howard Street in accordance with the standards in the infrastructure design planning scheme policy.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO5 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.	**AO5** Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	**Complies** The proposal does not involve any creek modification or stormwater channels.
PO6 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; minimises ecological impacts to creeks and waterways.	**AO6.1** Development locates stormwater detention and water quality treatment: (a) outside of a waterway corridor; (b) offline to any catchment not contained within the development.	**Not Applicable** No stormwater detention or water quality treatment is required as part of this application.
	AO6.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	**Not Applicable** No stormwater detention or water quality treatment is required as part of this application.
PO7 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.	**AO7.1** Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E and Table 9.4.9.3.F. Note—Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan).	**Complies** Subject site is above flood levels.
	AO7.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with	**Complies** The development will discharge stormwater to the kerb and channel of Howard Street in accordance

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	the standards in the Infrastructure design planning scheme policy.	with the standards in the infrastructure design planning scheme policy.
PO8 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.	**AO8.1** Development ensures natural waterway corridors and drainage paths are retained.	**Complies** No changes to natural waterway corridors or drainage paths will occur as part of this application.
	AO8.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	**Complies** No changes to flows through the site are proposed as part of this application.
	AO8.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure design planning scheme policy.	**Complies** Stormwater discharged from each lot will be maintained as per the existing situation which is to Howard Street.
	AO8.4 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.	**Complies** No changes to flows through the site are proposed as part of this application.
PO9 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.	**AO9** No acceptable outcome is prescribed.	**Complies** Additional impervious areas are minimised as part of this application.
PO10	**AO10**	**Complies**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Development ensures that there is sufficient site area to accommodate an effective stormwater management system. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	No acceptable outcome is prescribed.	No changes to flows through the site are proposed as part of this application.
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: (a) existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; (b) safe management of stormwater discharge from existing and future up-slope development; (c) implication for adjacent and down-slope development.	**AO11.1** 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.	**Not Applicable** No up-slope drainage connections are required as part of this proposal.
	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	**Not Applicable** No up-slope drainage connections are required as part of this proposal.
PO12 Development provides stormwater infrastructure which: (a) remains fit for purpose for the life of the development and maintains full functionality in the design flood event; (b) can be safely accessed and maintained cost effectively; (c) ensures no structural damage to existing stormwater infrastructure.	**AO12.1** The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy.	**Complies** No changes to flows through the site are proposed as part of this application.
	AO12.2 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.	**Not Applicable** No manholes are located onsite.
PO13 Development ensures that all reasonable and practicable measures are taken to manage the	**AO13** No acceptable outcome is prescribed.	**Complies**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: (a) the environmental values and water quality objectives of waters; (b) waterway hydrology; (c) the maintenance and serviceability of stormwater infrastructure. Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.		The appropriate sediment and erosion control can be implemented during construction.
PO14 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.	**AO14** No acceptable outcome is prescribed.	**Complies** The appropriate sediment and erosion control can be implemented during construction.
PO15 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.	**AO15** No acceptable outcome is prescribed.	**Complies** The appropriate sediment and erosion control can be implemented during construction.
Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following: (a) a material change of use for an urban purpose which involves greater than 2,500m^2 of land that: (i) will result in an impervious area greater than 25% of the net developable area; or (ii) will result in 6 or more dwellings.		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
(b) reconfiguring a lot for an urban purpose that involves greater than 2,500m^2 of land and will result in 6 or more lots; (c) operational work for an urban purpose which involves disturbing greater than 2,500m^2 of land.		
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. Note—Prescribed water contaminants are defined in the *Environmental Protection Act 1994*. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	**AO16** Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	**Complies** The proposed development will utilise the existing stormwater arrangement there is no major increase to existing impervious area.
PO17 Development ensures that: a. the discharge of wastewater to a waterway or external to the site is avoided; or b. if the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment. Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome. Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code.	**AO17** No acceptable outcome is prescribed.	**Complies** The proposed development will not discharge wastewater to a waterway.
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot		
PO18	**AO18**	**Complies**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Development protects stormwater infrastructure to ensure the following are not compromised: (a) the long term infrastructure for the stormwater network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the stormwater network which: (i) is required to service the development or an existing and future urban development in the planning scheme area; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. 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.	Development protects stormwater infrastructure in compliance with the following: (a) for long term infrastructure for the stormwater network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan; (c) the standards for stormwater drainage in the Infrastructure design planning scheme policy.	The proposed development will protect existing and any future stormwater infrastructure.
PO19 Development provides for the payment of extra trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:	**AO19** No acceptable outcome is prescribed.	**Not Applicable** It is expected that the development of land will not attract extra infrastructure charges as there is no intensification.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
(i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*.		

TRANSPORT, ACCESS PARKING AND SERVICING CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO1 Development is designed: (a) to include a technically competent and accurate response to the transport and traffic elements of the development; (b) in accordance with the standards in the Transport, access, parking and servicing planning scheme policy;	**AO1** Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	**Complies** This development will comply with the standards in the Transport, access, parking and servicing planning scheme policy.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
(c) to ensure the efficient operation and safety of the development and its surrounds. Note—The acceptable outcome and performance outcome can be demonstrated through a development application that: • is accompanied by sufficient information, including computer modelling input and output data, to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • ensures that any computer modelling input and output data are accurate, reasonable and carried out in accordance with sound traffic engineering practices.		
PO2 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	**AO2** No acceptable outcome is prescribed.	**Not Applicable** The subject site is not considered to be of a major size.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
adjoining uses, public areas and the transport network consistent with the planning by the Queensland Government and Council.		
PO3 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.	**AO3.1** Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	**Complies** The driveway will be located and designed in compliance with the relevant standards.
	AO3.2 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.	**Not Applicable** An access easement is not proposed or required as part of this application.
PO4 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. Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.	**AO4.1** 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.	**Complies** No walking or cycling routes are proposed or required as part of this application.
	AO4.2 (c) Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	**Complies** No walking or cycling routes are proposed or required as part of this application.
	AO4.3	**Complies**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	(d) Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines.	No walking or cycling routes are proposed or required as part of this application.
PO5 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. Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.	**AO5.1** Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	**Not Applicable** No on-site bicycle parking is required as part of this application.
	AO5.2 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.	**Not Applicable** No on-site bicycle parking is required as part of this application.
	AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	**Not Applicable** No on-site bicycle parking is required as part of this application.
	AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement.	**Not Applicable** No on-site bicycle parking is required as part of this application.
	AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	**Not Applicable** No on-site bicycle parking is required as part of this application.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users. Note—For a performance outcome the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.	**AO6** 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.	**Not Applicable** No on-site bicycle parking is required as part of this application.
PO7 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.	**AO7** 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.	**Not Applicable** No on-site bicycle parking is required as part of this application.
PO8 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 system, key destinations and public transport facilities.	**AO8** No acceptable outcome is prescribed.	**Not Applicable** No pedestrian or cyclist access to and from the site is required beyond what is already available.
PO9 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.	**AO9.1** No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy).	**Not Applicable** The subject site is not considered to be of a major development.
	AO9.2 Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single	**Complies** The development will provide a single access point to Howard Street which is a neighbourhood road.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	site access driveway in the road area to the lowest order road to which the site has frontage.	
	AO9.3 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.	**Complies** The proposed access is able to achieve the required sight distances.
	AO9.4 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) are not provided through a bus stop, taxi rank or pedestrian crossing or refuge.	**Complies** The proposed development will be provided with a driveway that achieve compliance with Council's requirements.
	AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	**Not Applicable** Shared access is not proposed or required as part of this application.
PO10 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.	**AO10** No acceptable outcome is prescribed.	**Complies** The existing access driveways no longer used will be removed.
PO11	**AO11.1**	**Complies**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
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.	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.	The sight distances from the access will achieve compliance with the relevant requirements.
	AO11.2 Development ensures that convex mirrors are only used in a site: (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.	**Not Applicable** No convex mirrors are proposed or required as part of this application.
PO13 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.	**AO13** 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. Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.	**Complies** The development will not involve an increase to the number of beds on site and as such the development will remain compliant with the required parking rate of 1 parking space per 6 beds. The existing parking arrangement includes 7 parking spaces remaining compliant with parking requirements.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO14 Development ensures that the number of car parking spaces and design of the car parking area: a. meet the combined design peak parking demand for residential, visitor and business parking; b. allow for the temporal sharing of car-parking spaces for uses with different peak parking demands. Note—In order to demonstrate that adequate car parking is provided, a traffic impact assessment prepared in compliance with the Transport, access, parking and servicing planning scheme policy is to identify the appropriate number of car parking spaces to be provided.	**AO14.1** 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.	**Complies** The development will utilise existing car parking arrangement that is suitable number of parks and as there is no intensification of the existing use there is no change proposed to the existing arrangement.
	AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.	**Not Applicable** Development does not involve mixed use.
PO15 Development provides a car park layout which allows for on-site vehicle parking that: (a) is clearly defined, safe and easily accessible; (b) is designed to contain potential adverse impacts within the site; (c) does not detract from the aesthetics or amenity of an area; (d) discourages on-street parking if parking has an adverse traffic management safety or amenity impact; (e) is consistent with safe and convenient pedestrian and cyclist movement.	**AO15** 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.	**Not Applicable** The development will utilise existing car parking arrangement that is suitable number of parks and as there is no intensification of the existing use there is no change proposed to the existing arrangement.
PO16 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	**AO16** Development incorporates the key elements of crime prevention through environmental design in its	**Complies** The development provides opportunity for casual surveillance. The development also fences off housing and there are security gates provided.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	layout, building and structure design and landscaping by: (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.	
PO17 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	**AO17** Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by: a. denying access to potential canvases through access control techniques;	**Complies** The proposed development prevents access to most of the external face of the building through the land's topography and use of landscaping, retaining walls and fences. Material and architectural finishes of the building create variation in the

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	b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.	textures and finishes of walls, ensuring there are no blank walls reducing potential canvases.
PO18 Development is serviced by an adequate number and size of service vehicles.	**AO18** 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.	**Not Applicable** The development will utilise existing service vehicle arrangement that is suitable use and as there is no intensification of the existing use there is no change proposed to the existing arrangement.
PO19 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; (d) do not detract from the aesthetics or amenity of the surrounding area.	**AO19.1** 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.	**Not Applicable** The development will utilise existing service vehicle arrangement that is suitable use and as there is no intensification of the existing use there is no change proposed to the existing arrangement.
	AO19.2 Development provides on-site servicing facilities and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in the Transport, access, parking and servicing planning scheme policy.	**Not Applicable** The development will utilise existing service vehicle arrangement that is suitable use and as there is no intensification of the existing use there is no change proposed to the existing arrangement.
	AO19.3	**Not Applicable**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	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.	The development will utilise existing service vehicle arrangement that is suitable use and as there is no intensification of the existing use there is no change proposed to the existing arrangement.
PO20 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.	**AO20** 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.	**Not Applicable** The development will utilise existing service vehicle arrangement that is suitable use and as there is no intensification of the existing use there is no change proposed to the existing arrangement.
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)		
PO21 Development which is freight-dependent development ensures that the traffic generated by the development does not impact on: (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.	**AO21.1** 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 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.	**Not Applicable** The development will utilise existing service vehicle arrangement that is suitable use and as there is no intensification of the existing use there is no change proposed to the existing arrangement.
	AO21.2 Development which is freight-dependent development provides any necessary upgrade to a	**Not Applicable** The development will utilise existing service vehicle arrangement that is suitable use and as there is no

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	road used as an access route in compliance with the Infrastructure design planning scheme policy.	intensification of the existing use there is no change proposed to the existing arrangement.