

BCC DS

LODGED

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APPLICATION REF

A007072084

ANNEXURE B

Code Compliance

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1 Use Codes

The applicable use codes under Part 5 of *City Plan 2014* are:

- Rooming accommodation code
- Dual occupancy code

1.1 Rooming accommodation code

Table 9.3.19.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development accommodating 5 persons or less		
<i>Not applicable.</i>		
Section B—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development accommodating:		
a. 6 persons or more in a zone in the Residential zones category; b. Any number of persons in any other zone		
PO7 Development is located on a site within a walking catchment of: a. high-frequency public transport (services every 15 minutes or less); or b. an educational establishment where a higher education campus (e.g. university or technical institute); or c. a teaching hospital.	A07.1 Development is located in: a. a zone in the centre zones category; or b. the High density residential zone; or c. the Medium density residential zone; or d. the Low-medium density residential zone; or e. the Major health care zone precinct of the Community facilities zone; or f. the Mixed use zone; or g. the Major education and research facility zone precinct of the Specialised centre zone.	<i>The site is located approximately 250 m walking distance (approximately 3 minutes) from Bus Stop 8A – Main Street, Kangaroo Point, and approximately 500 m walking distance (approximately 5 minutes) from Bus Stop 8 – Main Street at River Terrace. Both bus stops are serviced by high-frequency public transport with peak service frequencies of 15 minutes or less.</i> ✓ Performance Outcome satisfied.
	A07.2 Development is located within 800m walking distance of a dedicated public pedestrian access point of an educational establishment where a higher education campus (e.g. university or technical institute).	<i>The site is located approximately 250 m walking distance (approximately 3 minutes) from Bus Stop 8A – Main Street, Kangaroo Point, and approximately 500 m walking distance (approximately 5 minutes) from Bus Stop 8 – Main Street at River Terrace. Both bus stops are serviced by high-frequency public transport with peak service frequencies of 15 minutes or less.</i> ✓ Performance Outcome satisfied.

PO8 Development ensures that noise from the use does not exceed the following criteria: a. $L_{Aeq,adj,T}$ emitted from rooming accommodation is not greater than the rating background level plus 3 at a sensitive use; Where T is: Day (7am to 6pm): 11 hr Evening (6pm to 10pm): 4hr Night (10pm to 6am): 9h Note—Where $L_{Aeq,adj,T}$ is the adjusted A-weighted equivalent continuous sound pressure level during measurement time T, 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.	AO8.1 Development: a. is on a site located in one of the following zones: - Principal centre zone; - Major centre zone; - District centre zone; - High density residential zone; - Medium density residential zone; - Low-medium density residential zone; b. does not emit noise from communal recreation, dining or cooking areas that is clearly audible and disturbing within a nearby sensitive use.	<i>The development incorporates acoustic fencing alongside the driveway and vehicle manoeuvring areas and otherwise results in minimal noise emissions consistent with the surrounding low to low-medium density residential uses.</i> ✓ Performance Outcome satisfied.
	AO8.2 Development provides a 2m high acoustic fence along a boundary between on-site car parking areas and adjoining sensitive uses.	<i>The development provides a 2.0 m high acoustic fence along the eastern boundary adjacent to the proposed driveway and vehicle manoeuvring area. Existing boundary fencing is retained where appropriate to provide acoustic screening and privacy between adjoining residential properties.</i> ✓ Acceptable Outcome satisfied.
	AO8.3 Development ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses. Note—Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors.	<i>Air conditioning systems will be screened and/or acoustically attenuated as necessary in accordance with relevant standards.</i> ✓ Acceptable Outcome satisfied.
PO9 Development protects the visual amenity of the immediate vicinity, public realm and any adjacent dwelling or sensitive use.	AO9 Development including mechanical plant, refuse and recycling areas, vents and exhausts is not visible from: - a street or public space; - an adjacent dwelling or sensitive use. Note—Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors.	<i>Air conditioning units visible from beyond the site will be screened.</i> <i>The proposed bin storage area is invisible from the street and adjacent dwellings.</i> ✓ Acceptable Outcome satisfied.

PO10 Development is of a nature and scale which does not result in an odour or air emission that causes an unreasonable impact on the occupier of a nearby sensitive use. Note—The matters considered in assessing unreasonable impacts include the characteristics, nature, amount, intensity, frequency and duration of the emissions and whether the emissions could be reasonably expected in the area.	AO10.1 Development where not in a zone in the centre zones category or the Mixed use zone: - does not involve activities that generate air emissions, including odour, dust, fumes or smoke beyond the site; - where cooking or food odour is released, exhaust is discharged vertically and directed away from a sensitive use, and vents are separated by the following distances: - a minimum of 6m horizontally from a sensitive use; - a minimum of 2m above a thoroughfare or roof with regular foot traffic.	<i>The proposed development does not involve activities that generate air emissions, including odour, dust, fumes or smoke, beyond the site. The proposal comprises residential rooming accommodation with standard domestic kitchen facilities only and is not expected to produce unreasonable odour or air emissions.</i> Acceptable Outcome satisfied.
	AO10.2 Development ensures that vents and exhausts for a below ground car park are separated by a minimum 15m from a sensitive use.	<i>The development does not include a below-ground car park.</i> Acceptable Outcome not applicable
PO11 Development is located to achieve the air quality (planning) criteria in Table 9.3.19.3.B and odour criteria in Table 9.3.19.3.C. 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.	AO11 Development is located at least 150m from a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	<i>There are no existing spray painting workshops within 150 m of the site.</i> ✓ Acceptable Outcome satisfied

PO12 Development for outdoor lighting: - does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection; - ensures that the external appearance of the premises is similar to adjoining premises with lighting that does not impact adversely on the amenity of the immediate vicinity and the public realm.	AO12 Development provides for outdoor lighting: - with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; - which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	<i>Outdoor lighting will be designed and selected to comply with AS 4282.</i> ✓ <i>Acceptable Outcome satisfied.</i>
PO13 Development within the City core or City frame identified in Figure a in the Transport, access, parking and servicing code, provides for car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	AO13 Development within the City core or City frame as identified in Figure a in the Transport, access, parking and servicing code, provides for on-site parking spaces at parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<i>The proposal provides two rooming accommodation dwellings, each containing more than three bedrooms. In accordance with the City Frame parking rates, the development requires a minimum of 1.3 spaces per dwelling, plus 0.15 visitor spaces per dwelling, resulting in a total parking requirement of 2.9 spaces, rounded to 3 spaces. The proposal provides 4 on-site car parking spaces plus a visitor parking space and therefore complies.</i> ✓ <i>Acceptable Outcome satisfied.</i>
PO14 Development outside the City core and City frame as identified in Figure a in the Transport, access, parking and servicing code, provides for the number of on-site parking spaces that accommodate design peak car parking demands without overflow parking onto adjoining properties or adjacent streets.	AO14 Development outside the City core and City frame identified in Figure a in the Transport, access, parking and servicing code, provides for on-site car parking in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<i>The development is located within the city frame identified in Figure a.</i> • <i>Acceptable Outcome not applicable</i>

1.2 Dual occupancy code

Table 9.3.6.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development has a site area and frontage width that is sufficient to: a. accommodate the scale and form of dual occupancy buildings considering site features such as heritage or character buildings, significant vegetation and slope; b. deliver useable private open space for each dwelling; c. achieve safe and convenient vehicle access to the site; d. accommodate on-site parking and vehicle manoeuvring for residents and visitors; e. minimise the impact of new driveways on the streetscape and the availability of on-street parking; f. not adversely impact on the amenity and privacy of adjoining residents. Note—Guidance on significant vegetation is provided in the Vegetation planning scheme policy.	AO1 Development site area and frontage width meets the minimum requirements set out in: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.6.3.B. Note—The site frontage is measured at the property line on the primary road boundary.	<i>Although the subject site does not meet the 800 m² minimum site area specified by the Kangaroo Point South Neighbourhood Plan, the site is of sufficient size and frontage to accommodate the proposed dual occupancy. The development retains the existing traditional dwelling, provides a compatible new detached dwelling to the rear, incorporates compliant setbacks, private open space, landscaping, on-site parking and safe vehicle manoeuvring, and maintains the amenity and privacy of adjoining properties. The proposal represents an appropriate built form outcome that responds to the site's constraints while achieving the intent of PO1.</i> ✓ Performance Outcome satisfied.
PO2 Development in the Infill housing zone precinct of the Character residential zone respects the intensity and form of the neighbourhood and demonstrates appropriate development intensity.	AO2 Development in the Infill housing zone precinct of the Character residential zone is limited to 1 dwelling per 300m² of site area.	<i>The subject site has an area of approximately 669 m², exceeding the minimum 600 m² site area required to accommodate two dwellings at a rate of one dwelling per 300 m² of site area. Accordingly, the proposed development complies with the prescribed development intensity for the Infill Housing Zone Precinct.</i> ✓ Acceptable Outcome satisfied.

PO3 Development is of a bulk and scale that is consistent with the intended form and character of the local area having regard to: a. existing buildings that are to be retained; b. significant infrastructure or service constraints such as tunnels; c. existing and proposed building heights in the local area and street; d. the impact of slope on the building envelope; e. adjoining buildings and separation of buildings to maintain amenity and privacy.	AO3 Development is contained within the building envelope for the site created by applying: a. the maximum building height; b. front, rear and side boundary setback requirements; c. acceptable outcomes for built to boundary walls. Refer to Figure a. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.	<i>The proposal complies with all building envelope controls illustrated in Figure A, including the maximum building height, side setbacks and rear setbacks. The only variation relates to the front building setback and front balcony setback. The proposed front building setback of 4.21 m exceeds the minimum 3.0 m front setback required under the Kangaroo Point Neighbourhood Plan. The proposal is therefore of a bulk and scale that is consistent with the intended character of the locality and street. Furthermore, the proposal responds appropriately to the existing and proposed building heights within the local area and provides adequate separation from adjoining buildings through compliance with the prescribed side and rear setbacks, maintaining residential amenity and privacy.</i> ✓ Performance Outcome satisfied.
PO4 Development has a building height which is consistent with the streetscape, local context and intent for the area having regard to: a. proximity to high-frequency public transport services; b. the predominant height of existing or approved buildings in the street; c. providing appropriate separation and a sensitive transition between houses and higher scale building forms; d. street conditions such as street width; e. the topography of the area and site slope; f. view points and corridors; g. solar access to adjoining residences.	AO4.1 Development has a maximum building height that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.6.3.B. Editor's note—The site frontage is measured at the property line on the primary road boundary.	<i>The Kangaroo Point South Neighbourhood Plan does not specify a maximum building height for the Character Residential precinct (NPP-002). Accordingly, the applicable maximum building height is 2 storeys and 9.5 m under Table 9.3.6.3.B. The proposed development has a maximum building height of 9.05 m and 2 storeys and therefore complies with AO4.1.</i> ✓ Acceptable Outcome satisfied.
	AO4.2 Development in the 2 or 3 storey mix zone precinct of the Low-medium density residential zone where adjoining a lot containing a dwelling house (where no approval for development other than a dwelling house exists) has a building height within 10m of the common boundary that does not exceed 9.5m or 2 storeys.	<i>Not applicable. The subject site is located within the Character Residential Zone (Infill Housing precinct), not the 2 or 3 storey mix zone precinct of the Low-medium density residential zone.</i> • Acceptable Outcome not applicable.

PO5 Development provides a front boundary setback that: a. defines the street edge; b. creates a clear threshold and transition from public to private space; c. assists in achieving visual privacy to ground storey dwellings from the street; d. relates to the existing streetscape and setback pattern.	AO5 Development provides a street frontage setback that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.6.3.C.	The proposed front building setback is 4.21 m, exceeding the minimum 3.0 m front setback required by the Kangaroo Point Neighbourhood Plan. ✓ Acceptable Outcome satisfied.
PO6 Development provides a rear boundary setback that: a. provides for open space and landscaping; b. supports the separation of buildings to provide visual and acoustic privacy without reliance on screening; c. maximises the opportunity to retain and protect significant vegetation or establish large subtropical shade trees. Note—Guidance on significant vegetation is provided in the Vegetation planning scheme policy.	AO6.1 Development provides a rear boundary setback that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.6.3.C.	While the proposal does not comply with AO6.1, it achieves the intent of PO6. The proposed development complies with the 6.0 m rear setback prescribed by the Dual Occupancy Code, providing a rear setback of 6.1 m. Although the proposal does not comply with the rear setback requirements of the Kangaroo Point Neighbourhood Plan, those provisions are intended to accommodate development of up to eight storeys, whereas the proposed development is a two-storey dual occupancy. The proposed rear setback provides generous open space and landscaping, supports adequate separation from adjoining properties to maintain visual and acoustic privacy without reliance on screening, and provides sufficient opportunities for landscaping and the establishment of substantial vegetation. Accordingly, the proposal achieves the outcomes sought by PO6. ✓ Performance Outcome satisfied.

PO7 Development provides side boundary setbacks that: a. minimise the impact of development on the amenity and privacy of adjoining residents; b. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; c. provide for natural light, sunlight and breezes.	AO7 Development provides side boundary setbacks that comply with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.6.3.C. Refer to Figure b and Figure c.	<i>While the proposal does not comply with AO7, it achieves the intent of PO7. The proposed development complies with the 2.0 m side setback prescribed by the Dual Occupancy Code, providing a side setback of 2.0 m. Although the proposal does not comply with the side setback requirements of the Kangaroo Point Neighbourhood Plan, those provisions are intended to accommodate development of up to eight storeys, whereas the proposed development is a two-storey dual occupancy. The proposed side setbacks minimise impacts on the amenity and privacy of adjoining residents through appropriate building separation, contribute to a built form that is consistent with the rhythm and pattern of development expected for a two-storey dual occupancy, and provide for natural light, sunlight and breezes to the site and adjoining properties. Accordingly, the proposal achieves the outcomes sought by PO7.</i> ✓ Performance Outcome satisfied.
PO8 Development in the Low density residential zone or Character residential zone provides side boundary setbacks that reflect the character and form intended for these areas that is generally characterised by separate buildings.	AO8 Development in or adjoining the Low density residential zone or Character residential zone: a. does not incorporate built to boundary walls; or b. incorporates a built to boundary wall only where the built to boundary wall matches the extent of an existing built to boundary wall on the adjoining property; or c. includes a maximum of one built to the boundary wall on a side boundary where the owner of an adjoining premises does not object. Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	<i>The proposed development does not incorporate any built-to-boundary walls.</i> • Acceptable Outcome not applicable.

PO9 Development in the Low–medium density residential zone, Medium density residential zone or High density residential zone provides side boundary setbacks at ground storey level that reflect a more intense form of development and may include built to boundary walls.	AO9 Development in the Low–medium density residential zone, Medium density residential zone or High density residential zone: - may incorporate built to boundary walls located on both side boundaries; or - does not incorporate built to boundary walls where adjoining premises are located in the Low density residential zone or Character residential zone unless the owner of the adjoining premises does not object to a building being located less than 1.5m from their side boundary. Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	<i>Not applicable. The subject site is located within the Character Residential Zone (Infill Housing precinct), not the Low–medium density residential zone.</i> <i>Acceptable Outcome not applicable.</i>
PO10 Development that involves built to boundary walls does not impact on the amenity or privacy of residents of adjoining premises.	AO10.1 Development ensures that a built to boundary wall is: - for non-habitable rooms or spaces only where the adjoining lot is more than 300m²; - not located within 1.5m of a window of a habitable room in an adjoining dwelling house; - not located within the front or rear boundary setbacks; - where on the side boundaries of a corner lot, located towards the front of the lot and separated; - a maximum height of 3m from the ground level; - low maintenance and constructed of pre-finished materials. Refer to Figure d.	<i>Not applicable. No built-to-boundary walls are proposed.</i> <i>Acceptable Outcome not applicable.</i>

	AO10.2 Development ensures a built to boundary wall has a maximum length of: 15m, where located in the Low–medium density residential zone, Medium density residential zone or High density residential zone; or 9m, where permitted in the Low density residential zone or Infill housing zone precinct of the Character residential zone.	<i>The development does not incorporate built to boundary walls.</i> <i>Acceptable Outcome not applicable.</i>
PO11 Development ensures that the proportion of buildings to open space and landscaping on a site: - is in keeping with the intended form and character of the local area and immediate streetscape; - provides for a high level of residential amenity including access to natural light, sunlight and breeze; - supports outdoor subtropical living and subtropical planting.	AO11 Development has a building footprint or site cover that complies with the requirements set out in: - a neighbourhood plan; or - if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the maximum building footprint is 50%.	<i>The Kangaroo Point South Neighbourhood Plan does not specify a maximum building footprint for the Character Residential precinct (NPP-002). Accordingly, the maximum building footprint of 50% under the Dual Occupancy Code applies. The proposed building footprint is 46.5% and therefore complies with AO11.</i> ✓ <i>Acceptable Outcome satisfied.</i>
PO12 Development is of a bulk and scale akin to a domestic dwelling and minimises overbearing development for adjoining dwelling houses and their private open space.	AO12 Development results in a combined total length of the building or building components that does not exceed 25m. Note—Length includes garages, decks, balconies, verandahs and other projections. Length excludes eaves and sunhoods.	<i>The proposed development has a maximum building length of 11.37 m for the new rear dwelling and 11.24 m for the relocated front dwelling. Both buildings are well below the maximum 25.00 m building length prescribed by AO12.</i> ✓ <i>Acceptable Outcome satisfied.</i>

PO13 Development provides open space and landscaping that: a. comprises primarily private open space; b. provides residents with useable private outdoor space; c. provides outlook for dwellings; d. provides deep-planting areas to retain significant vegetation to protect or establish large subtropical shade trees; e. reduces a site's impervious areas; f. provides natural shade to mitigate heat island impacts. Note—Guidance on significant vegetation is provided in the Vegetation planning scheme policy.	AO13.1 Development provides private open space which comprises: a. for ground-floor dwellings, a minimum area of 35m² and a minimum dimension of 3m, of which a minimum of 12m² is covered; b. for dwellings above ground floor, a balcony with a minimum area of 16m² and a minimum dimension of 3m. Note—The measurement of private open spaces must not include areas for utilities such as hot water systems, air-conditioning units, rainwater tanks or other utilities. AO13.2 Development incorporates private open space that is directly accessible from the main internal living space and is located with a north or east orientation. AO13.3 Development locates open space and landscaping to: a. protect and retain significant vegetation; b. provide an opportunity for the establishment of large subtropical shade trees; c. provide an opportunity for the co-location of deep planting areas to support the retention of significant vegetation and establish large subtropical shade trees within the street or on adjoining premises.	<i>Each dwelling provides private open space in excess of the minimum requirements, including more than 35.00 m² of private open space and more than 12.00 m² of covered private open space. Accordingly, the proposal complies with AO13.1.</i> ✓ Acceptable Outcome satisfied. <i>The private open space for each dwelling is directly accessible from the main internal living area and is predominantly located to the north of the dwellings.</i> ✓ Acceptable Outcome satisfied. <i>The development provides 65.00 m² (10.00%) of deep planting, located around the site perimeter and within the front and rear landscaped areas. The landscaping provides opportunities for the establishment of large subtropical shade trees and contributes to the retention and enhancement of the site's landscape character.</i> ✓ Acceptable Outcome satisfied.
PO14 Development minimises the impact of car parking on the streetscape.	AO14 Development for covered car parking on a site is: a. located behind the front building line; b. not more than 40% of the street frontage.	<i>The covered resident car parking is located behind the front building line. The street frontage is limited to a 3.00 m wide driveway crossover, with the covered parking screened from the streetscape by the relocated dwelling.</i> ✓ Acceptable Outcome satisfied.

PO15 Development ensures that a building is orientated to the street to facilitate casual surveillance of the street and to provide visual interest.	AO15.1 Development results in the entry to each dwelling being covered, lit and visible from the street.	<i>The relocated front dwelling presents a covered entry, verandah and windows to Thomas Street, providing casual surveillance and visual interest to the streetscape. While the rear dwelling entry is not visible from the street due to its location behind the retained dwelling, this arrangement is characteristic of rear dwellings and maintains the established streetscape and traditional built form.</i> ✓ Performance Outcome satisfied.
	AO15.2 Development has windows or balconies on the facades facing the street. Note—This acceptable outcome/performance outcome is not applicable for a dual occupancy dwelling located at the rear of the site.	<i>The relocated front dwelling incorporates windows and a veranda facing Thomas Street, providing opportunities for casual surveillance and visual interest. AO15.2 is not applicable to the rear dwelling as it is located at the rear of the site.</i> ✓ Acceptable Outcome satisfied.
PO16 Development ensures that front boundary fencing: a. facilitates casual surveillance of the street; b. enables the use of private open space; c. assists in highlighting entrances to the property; d. provides a positive interface to the streetscape. Refer to Figure e.	AO16.1 Development ensures that: a. the height of a new fence on a street frontage is a maximum of: i. 1.2m, where fence construction is solid or less than 50% transparent; ii. 1.5m, where fence construction is at least 50% transparent; iii. 1.8m and solid, where the site is on an arterial road; or b. no fencing is provided.	<i>The proposed development includes a 1.20 m high timber front fence and gate to the street frontage.</i> ✓ Acceptable Outcome satisfied.
	AO16.2 Development ensures that where a solid front fence or wall above 1.2m high and longer than 10m is provided, indentations of a minimum depth of 0.5m, material variation or landscaping are provided to add visual interest and soften the visual impact.	<i>The site is a rear lot with no street frontage. The proposed development includes a 1.20 m high timber front fence and gate to the street frontage.</i> ✓ Acceptable Outcome satisfied.

	AO16.3 Development ensures that side fencing provided in front of the main building line on the front boundary is not more than 1.2m high where solid or 1.5m where 50% transparent to the front boundary, except where it has a noise mitigation function.	<i>The proposed development includes a 1.20 m high timber front fence and gate to the street frontage.</i> ✓ Acceptable Outcome satisfied.
PO17 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.	AO17.1 Development that is within 2m for the ground storey, or 9m for storeys above, of a neighbouring dwelling house (refer to Figure f) incorporates windows, decks, balconies, terraces or roof decks that: a. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook; or b. where a window: i. has a sill height of 1.5m above the floor level of that storey; or ii. is covered by fixed obscured glazing in any part of the window below 1.5m above floor level of that storey; or iii. has fixed external screens; or iv. where at the ground storey, are screened by fencing to a height of 1.8m above ground level. c. where a deck, balcony, terrace, or roof deck, has fixed screening. Refer to Figure f.	<i>The adjoining dwelling to the east is single-storey and is not within 2.00 m of the ground storey of the proposed development. The two adjoining dwellings to the west are two storeys and are within 9.00 m of upper-storey windows and balconies. The proposed development incorporates privacy screening to the western-facing upper-storey balconies and relevant windows, including 1.50 m high privacy screens shown on the plans, to limit direct overlooking of adjoining dwellings and private open space.</i> ✓ Acceptable Outcome satisfied.

	AO17.2 Development ensures that a roof deck or viewing platform is: - set back a minimum of 1.5m from the side boundary; - no more than 7m above ground level or on an upper storey roof, whichever is the lesser. Note—Screening provisions apply to these spaces to the side boundary, in order to protect adjoining residents' amenity and privacy.	<i>The development does not involve a roof deck or viewing platform.</i> Acceptable Outcome not applicable.
	AO17.3 Development that results in a direct view from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces and decks in an adjacent dwelling, including screening from floor level to 1.5m above floor level.	<i>The upper-storey balconies that have a direct outlook towards adjoining two-storey dwellings to the west incorporate 1.50 m high privacy screens to prevent direct views into habitable room windows and private open space of adjoining properties.</i> ✓ Acceptable Outcome satisfied.
	AO17.4 Development incorporates screening devices that 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, that are permanently fixed and durable (refer to Figure f); - offset a minimum of 0.3m from the face of any window; - hinged or otherwise attached to facilitate emergency egress.	<i>Where screening is required, it will comply with the identified requirements.</i> ✓ Acceptable Outcome satisfied.
PO18 Development is located to achieve the air quality (planning) criteria in Table 9.6.3.6.D and odour criteria in Table 9.3.6.3.E. 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.	AO18 Development is located at least 150m from a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	<i>There are no existing spray painting workshops within 150 m of the site.</i> ✓ Acceptable Outcome satisfied.

PO19 Development contributes to contained, sustainable and functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through: - inclusion of dwelling types, tenures, mix and forms consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site; - retaining or respecting the character and environmental values of the site; - reflecting local streetscape forms, features and character; - contributing to the desired character and form of the locality; - the establishment or extension of public streets and pathways; - the provision of parks and other public spaces as appropriate to the scale of development; - buildings that address existing streets; - building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.	AO19 Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning planning scheme policy where: - on a site 7,000m² or greater; or - for 20 or more dwellings if in the Emerging community zone.	<i>The subject site has an area of less than 7,000 m² and is not in the Emerging community zone.</i> <i>Acceptable Outcome not applicable.</i>
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2 Zone Code

The applicable zone code under Part 5 of *City Plan 2014* is:

- Character residential zone code.

2.1 Character residential zone code

(7) Infill housing zone precinct overall outcomes

Outcomes	Comments
a. Development retains a dwelling house built in 1946 or before.	<i>The existing pre-1946 dwelling is retained and relocated on the site.</i>
b. Development provides that a new dwelling house, dual occupancy or multiple dwelling: i. is no more than 2 storeys in height; ii. is located between or behind dwelling houses built in 1946 or before on an appropriately sized and configured vacant lot; iii. is compatible in scale and design with existing dwellings built in 1946 or before; iv. reinforces the traditional building character of the Infill housing zone precinct.	<i>The proposed dual occupancy is no more than two storeys in height, is located behind the retained pre-1946 dwelling, and is compatible in scale and design with the existing dwelling, reinforcing the traditional building character of the Infill Housing Zone Precinct.</i>
c. Development achieves a maximum dwelling yield of one dwelling per 300m ² of site area.	<i>The 642.00 m² site accommodates two dwellings, achieving a residential density that does not exceed one dwelling per 300.00 m² of site area.</i>
d. Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: i. is consistent with the predominant traditional building character and amenity expectations of residents in the Infill housing zone precinct; ii. meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan.	<i>The proposed rooming accommodation is consistent with the traditional building character and amenity expectations of the Infill Housing Zone Precinct and satisfies the bulk and building height requirements of the Dual Occupancy Code, as applied for this development.</i>
e. Development for a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is: i. consistent with the character of a low density residential environment comprising 1 or 2 storey dwelling houses; ii. suited to smaller lot sizes.	<i>The proposed rooming accommodation has a house-scale built form that is consistent with the character of the surrounding low-density residential environment and is appropriately designed for the site, with the retained dwelling maintaining the traditional streetscape character.</i>
f. Development is compatible in scale with adjoining dwelling houses, both within or adjoining the Infill housing zone precinct, in order to maintain an appropriate level of amenity and privacy to an adjoining dwelling.	<i>The proposed rooming accommodation is compatible in scale with adjoining dwelling houses and incorporates appropriate setbacks, building separation, privacy screening, landscaping and deep planting to maintain the amenity and privacy of adjoining properties.</i>

g. Development supports a subtropical character by ensuring that: i. the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate; ii. residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.	<i>The proposed rooming accommodation provides a house-scale built form with appropriate building spacing, orientation and design that is responsive to Brisbane's subtropical climate. The development incorporates suitable setbacks, private open space and privacy measures to provide residents and adjoining properties with appropriate access to daylight, sunlight, breezes and privacy.</i>
h. Development provides quality private and communal open spaces and landscaping, including deep planting, that reinforce the house-compatible scale of buildings, provide breathing spaces and outdoor activity areas and encourage outdoor living.	<i>The development provides quality private open space, landscaping and 65.00 m² of deep planting, reinforcing the house-compatible scale of the development while providing breathing space, outdoor activity areas and opportunities for outdoor living.</i>
i. Development provides for a building to address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking not forming a dominant element in the streetscape) in order to reinforce the traditional setting and provide surveillance and encourage activation of parks and streets.	<i>The retained dwelling addresses Thomas Street, providing an active street frontage and passive surveillance, while the new rooming accommodation building is located behind the retained dwelling. Resident parking is located behind the front building line, ensuring it does not dominate the streetscape.</i>
j. Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.	<i>Not relevant to the proposal.</i>
k. Development provides for a residential dwelling on a site which fronts a heavily trafficked road or other noise source to be: i. suitably located and orientated on the site; ii. designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.	<i>Although the site fronts Thomas Street, the proposed building is appropriately located and orientated on the site and is designed to maintain residential amenity and opportunities for surveillance of the street.</i>

3 Neighbourhood Plan

The applicable neighbourhood plan code under Part 5 of *City Plan 2014* is:

- Kangaroo Point south neighbourhood plan.

3.1 Kangaroo Point south neighbourhood plan code

Table 7.2.11.2.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
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 anticipated density and assumed infrastructure demand; b) aligned with 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 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 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.	AO1.1 Development has a minimum site area of 800m².	<i>The proposed development achieves a height, scale and form that are consistent with the intended outcomes for the Character Residential Precinct. The proposal retains and repositions the existing traditional dwelling, with a new detached rear building designed to remain subordinate to the established streetscape. The development provides a low-rise built form that is proportionate to the site area and frontage width, maintains appropriate separation from adjoining development by complying with the applicable building envelope provisions, and avoids significant adverse amenity impacts through appropriate siting, landscaping, and built form. While the site area is less than the 800 m² specified by AO1.1, the proposal is consistent with the anticipated character and infrastructure capacity of the locality and achieves the intent of PO1.</i> ✓ Performance Outcome satisfied.
	AO1.2 Development complies with the number of storeys and building height in Table 7.2.11.2.3.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.	<i>Not applicable. Table 7.2.11.2.3.B does not specify a maximum building height or number of storeys for development within the Character Residential Precinct (NPP-002). Accordingly, building height is assessed in accordance with the applicable provisions of the planning scheme, including the Dual Occupancy Code.</i> • Acceptable Outcome Not Applicable

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.	AO1.3 Development site cover is a maximum of: 80% if including a residential use where in a zone in the centre zones category or the Mixed use zone; 70% if in the Medium density residential zone or the Up to 8 storeys zone precinct of the High density residential zone; 50% in any area for a tower component of a building being any part of the building above the maximum podium height.	<i>Not applicable. AO1.3 applies to development within the Centre Zones, Mixed Use Zone, Medium Density Residential Zone and High Density Residential Zone. The subject site is located within the Character Residential Zone.</i> Acceptable Outcome Not Applicable
	AO1.4 Development provides building setbacks in accordance with Table 7.2.11.2.3.C. Note—Where not specified, the maximum building footprint is to be in accordance with the planning scheme.	<i>The proposal achieves the intent of PO1 notwithstanding the variation to AO1.4. The proposal is a two-storey dual occupancy and complies with the building envelope requirements of the Dual Occupancy Code, including the maximum building height, side setbacks and rear setbacks, with the only variation being the front building and balcony setbacks. The setback provisions of the Kangaroo Point South Neighbourhood Plan are intended to accommodate development of up to eight storeys, whereas the proposed development is a two-storey dual occupancy of a substantially lower bulk and scale. The proposal is consistent with the intended density of the Character Residential Precinct, aligns with community expectations for low-rise residential development, is proportionate to the size and frontage of the site, avoids significant adverse amenity impacts on adjoining properties, and provides appropriate separation to enable the orderly development of adjoining sites. Accordingly, the proposal achieves the outcomes sought by PO1.</i> ✓ Performance Outcome satisfied.
PO2 Development provides a transition in building height to surrounding residential areas and heritage places and does	AO2.1 Development provides a building height transition where adjoining a heritage place or indicated as a 'Transition' in Figure a.	<i>Not applicable. The subject site is not adjoining a heritage place and is not identified as a 'Transition' area in Figure a.</i> Acceptable Outcome Not Applicable

not create an overbearing appearance or significantly impact on their privacy and amenity.	AO2.2 Development fronting Mark Lane has a maximum building height in accordance with Table 7.2.11.2.3.B within 20m of the street alignment in accordance with Figure b. Note—Additional overall height that may be permissible for a significant corner or landmark site does not allow additional height within the transition.	<i>Not applicable. The subject site does not front Mark Lane.</i> • Acceptable Outcome Not Applicable
PO2 Development, of a building over 8 storeys, comprises a modulated podium and clearly defined slender tower to create a fine-grain, human-scale street environment and enable solar access, cross ventilation and privacy.	AO3.1 Development of a building greater than 8 storeys has a podium that is at least 2 storeys and no greater than 4 storeys.	<i>Not applicable. The proposed development is two storeys and does not exceed eight storeys.</i> • Acceptable Outcome Not Applicable
	AO3.2 Development for a residential use where in a zone in the Residential zones category, a zone in the Centre zones category or the Mixed use zone provides a podium that is heavily modulated to clearly distinguish individual dwellings. Note—Blank, bulky podiums are to be avoided. Podium design should feature heavy modulation and articulation that creates a human scale, giving the appearance of a multi-level subtropical townhouse.	<i>Not applicable. The proposed development is two storeys and does not exceed eight storeys.</i> • Acceptable Outcome Not Applicable
	AO3.3 Development ensures a tower has a maximum horizontal dimension of 40m.	<i>Not applicable. The proposed development is two storeys and does not exceed eight storeys.</i> • Acceptable Outcome Not Applicable
	AO3.4 Development provides a minimum setback of 10m between towers within a site.	<i>Not applicable. The proposed development is two storeys and does not exceed eight storeys.</i> • Acceptable Outcome Not Applicable
Land Use Mix		

PO4 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: f) consistent with anticipated density and assumed infrastructure demand; g) aligned with community expectations about the number of storeys to be built; h) proportionate to and commensurate with the utility of the site area and frontage width; i) designed to avoid significant and undue adverse amenity impact to adjoining development; j) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the development 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.	AO4 Development where in a zone in the Centre zones category or the Mixed use zone in the Vulture Street precinct (Kangaroo Point south neighbourhood plan/NPP-006) ensures residential uses do not exceed 60% of the gross floor area.	<i>Not applicable. The subject site is not located within the Vulture Street precinct or within a Centre Zone or Mixed Use Zone.</i> • Acceptable Outcome Not Applicable
PO5 Development where in a zone in the Centre zones category or the Mixed use zone has a mix of residential and non-residential uses that contribute to the creation of vibrant, mixed use environments.	PO5.1 Development where in a zone in the Centre zones category or the Mixed use zone ensures the ground storey is occupied by non-residential centre activities.	<i>Not applicable. The subject site is not located within a Centre Zone or the Mixed Use Zone.</i> • Acceptable Outcome Not Applicable
	PO5.2 Development in the Neighbourhood heart sub-precinct (Kangaroo point south neighbourhood plan/NPP-001a), ensures the ground storey is occupied by non-residential centre activities that encourage pedestrian traffic and interaction between indoor and outdoor spaces, such as food and drink outlet and small retail tenancies.	<i>Not applicable. The subject site is not located within the Neighbourhood heart sub-precinct (NPP-001a).</i> • Acceptable Outcome Not Applicable
Building design		

PO6 Development exhibits best practice in architecture, innovation and subtropical design and: a) addresses all elevations, with front, rear and side elevations displaying a high level of articulation and high-quality materials and finishes; b) has a vertical articulation of building form and mass with proportions compatible with the height, scale and setting of the building; c) if equal to or greater than 8 storeys in height, is designed to address the skyline and silhouette by tapering, sculpting or other measures that reduce building mass and bulk at the upper floors.	AO6.1 No acceptable outcome is prescribed.	<i>Complies. The proposed development exhibits a high standard of architectural design that is responsive to the character of the locality. The retained traditional dwelling maintains the established streetscape character, while the new rear building is contemporary in design and clearly distinguishable from the original dwelling. All elevations incorporate articulation, varied materials and finishes, and building proportions that are compatible with the scale and setting of the site. As the development is two storeys, criterion (c) relating to buildings eight storeys or greater is not applicable.</i> ✓ Acceptable Outcome satisfied
Public realm		

P07 Development: a. has a visible presence on and considerable interaction with streets, arcades and public open space; b. creates a consistent urban streetscape; c. creates a strong connection between the footpath and adjoining development at ground level; d. creates a human-scale frontage to the street; e. provides a high-quality streetscape with a strong pedestrian focus through landscape and footpath works that are consistent with the desired role and function of each street indicated in the streetscape hierarchy; f. reinforces the distinctive character and identity of each precinct and sub-precinct within the Kangaroo Point south neighbourhood plan area; g. promotes public realm safety and provides ample casual surveillance opportunities. Note—Where required, development provides bus infrastructure such as seating and shelter in accordance with <i>Disability Discrimination Act 1992</i> standards.	A07 Development involving residential components of a building provides: a. a ground storey facade that is set back between 3m and 6m from the front property boundary; b. landscaping with deep planting creating a useable and safe space for either public or private recreation	<i>Complies. The proposed development provides an attractive residential frontage to Thomas Street through the retention and repositioning of the existing traditional dwelling. Building entries and habitable room windows address the street, maintaining passive surveillance and reinforcing the established streetscape character. Landscaping is provided within the front setback to enhance the public realm and provide a strong pedestrian interface, while the overall design maintains a human-scale frontage consistent with the character of the locality.</i> ✓ Acceptable Outcome satisfied.
If in a zone in the Centre zones category or the Mixed use zone		
Not applicable		
Connectivity		

PO9 Development contributes to an integrated and continuous pedestrian and cyclist network that facilitates logical and direct access to activity centres, public transport facilities and public open spaces through the provision of arcades that: a) have a design, width and scale that reflects their function and location; b) have a tenure that provides appropriate public access for the type of link; c) are bordered by buildings that have a design, site layout and ground storey treatment that promotes activation and surveillance of arcades.	AO9.1 Development ensures arcades are provided in accordance with Figure a.	<i>Not applicable. The proposed development does not involve the provision of arcades.</i> • Acceptable Outcome Not Applicable
Parking, access and servicing		
PO10 Development vehicle entrances, servicing and car parking areas must be designed and located to: a) be visually unobtrusive and not dominate the streetscape; b) ensure active street frontages that facilitate passive casual surveillance; c) minimise disruption to building frontages and the pedestrian environment; d) reduce pedestrian and vehicular conflict; e) maintain the integrity, quality and primacy of footpaths; f) discourage on-street parking; g) ensure convenient pedestrian and cyclist access; h) allow for flexible allocation between uses and conversion to alternative uses over time.	AO10.1 Development provides only 1 vehicle access point to car parking areas.	<i>The development provides a single vehicle access point to the site</i> ✓ Acceptable Outcome satisfied.
	AO10.2 Development does not locate vehicle access points less than 30m apart. Note—Shared vehicle access points are used where possible.	<i>A single vehicle access point is provided.</i> ✓ Acceptable Outcome satisfied.
	AO10.3 Development does not provide vehicle entrances wider than 5.5m or higher than 3.5m.	<i>The vehicle entrance is not wider than 5.5m or higher than 3.5m.</i> ✓ Acceptable Outcome satisfied.
Casual Surveillance		

PO11 Development of the locations identified for casual surveillance in Figure a enhances safety and activation of the public realm by integrating with and providing ample opportunities for casual surveillance of Raymond Park, Mowbray Park and the Kangaroo Point Park.	AO11 No acceptable outcome is prescribed.	<i>Not applicable. The subject site is not identified as a location for casual surveillance in Figure a.</i> • Performance Outcome Not Applicable
Significant corners and landmark sites		
PO12 Development on a landmark site provides a prominent visual reference and contribution to the city's public realm by: - exhibiting subtropical architectural excellence through design, treatment and articulation; - defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; - reinforcing a sense of arrival to the Kangaroo Point south neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; - respecting the prominence of any adjoining or nearby heritage places or local landmarks;	AO12.1 Development that includes a landmark site , as identified in Figure a , provides a minimum of 10% of the development site for publicly accessible open space. Note—This is a locally specific outcome complementing the requirements of the neighbourhood plan section of either the Multiple dwelling code or the Centre or mixed use code .	<i>Not applicable. The subject site is not identified as a landmark site in Figure a.</i> • Acceptable Outcome Not Applicable
	AO12.2 Development emphasises the landmark site and its setting and: - addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; - both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; - provides an interesting and varied skyline and silhouette; - uses high-quality and durable materials and finishes; - integrates landscaping, building entries and the public realm at the ground plane. Note—Council's Independent Design Advisory Panel may be invited to provide advice on proposals in accordance with the provisions of the Independent design advisory panel planning scheme policy .	<i>Not applicable. The subject site is not identified as a landmark site in Figure a.</i> • Acceptable Outcome Not Applicable

PO13 Development on a significant corner site, as indicated in Figure a, 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 Kangaroo Point south neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; e. where a land dedication is required: i. accommodating a deep-planted large feature tree within the dedication area; ii. providing a building envelope that acknowledges and respects the presence of the large feature tree canopy.	AO13.1 Development is designed to emphasise the corner setting and: a. provides building entries on both street frontages; or b. provides a single main entry at the corner.	<i>Not applicable. The subject site is not identified as a significant corner site in Figure a.</i> • Acceptable Outcome Not Applicable
	AO13.2 Development provides an inverted corner land dedication of 5m x 5m excluding the footpath width in the corner land dedication sites indicated in the Streetscape hierarchy overlay. Note—This is a locally specific outcome complementing the requirements of the neighbourhood plan section of either the Multiple dwelling code or the Centre or mixed use code.	<i>Not applicable. The subject site is not identified as a significant corner site in Figure a.</i> • Acceptable Outcome Not Applicable
	AO13.3 Any part of the building including the basement but excluding awnings is kept outside of the corner land dedication area.	<i>Not applicable. The subject site is not identified as a significant corner site in Figure a.</i> • Acceptable Outcome Not Applicable

4 Prescribed Secondary Codes

Secondary codes applicable under Part 5 of *City Plan 2014* and relevant to the development include:

- Filling and excavation code
- Infrastructure design code
- Landscape work code
- Stormwater code
- Transport, access, parking and servicing code.

4.1 Filling and excavation code

Table 9.4.3.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
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.	<i>The development will not involve earthworks exceeding 1 m in height.</i> ✓ Acceptable Outcome satisfied.
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. 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.	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; 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.	<i>All proposed retaining walls are located wholly within the site.</i> <i>No earthworks or retaining walls will exceed 1 m.</i> ✓ Acceptable Outcome satisfied.
	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.	<i>The development will not involve retaining walls exceeding 1 m in height.</i> • Acceptable Outcome not applicable.

	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.	Boundary retaining walls will incorporate maintenance-free materials such as timber or concrete sleepers. ✓ Acceptable Outcome satisfied.
	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.	If imported fill is required, it will be clean and free of contaminants. ✓ Acceptable Outcome satisfied.
PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	AO3 Development ensures that a rock anchor: a. is constructed in accordance with the standards in the Infrastructure design planning scheme policy; b. where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	The development does not involve rock anchors. • Acceptable Outcome not applicable.
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.	All services and public utilities will be protected. ✓ Acceptable Outcome satisfied.
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.	Retaining walls will be designed and constructed in accordance with the Infrastructure design PSP. ✓ Acceptable Outcome satisfied.

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. 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.	<i>The development does not involve open drainage.</i> ✓ Acceptable Outcome satisfied.
PO7 Development for filling or excavation: - does not degrade water quality or adversely affect environmental values in receiving waters; - 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.	<i>Earthworks will be designed and constructed in accordance with the Infrastructure design PSP.</i> ✓ Acceptable Outcome satisfied.
	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.	<i>Earthworks will be designed and constructed in accordance with the Infrastructure design PSP.</i> ✓ Acceptable Outcome satisfied.
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.	<i>Dust emissions will be mitigated during construction according to relevant standards.</i> ✓ Acceptable Outcome satisfied.
	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.	<i>Construction will be undertaken within the prescribed times.</i> ✓ Acceptable Outcome satisfied.

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.	<i>The development will not result in ground-borne vibration beyond the site during construction.</i> ✓ Acceptable Outcome satisfied.
PO10 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.	AO10 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.	<i>Construction on the site will be managed according to the identified requirements.</i> ✓ Acceptable Outcome satisfied.
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.	<i>The site is not listed on the EMR or CLR and any imported fill material will be contaminant free.</i> ✓ Acceptable Outcome satisfied.
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; c. drainage and stormwater measures to reduce any adverse impacts on the landscape;	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.	<i>The proposed landscape design does not include artificial growing environments.</i> • Acceptable Outcome not applicable.
	AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternative irrigation sources are utilised and is in compliance with the standards in the Landscape design planning scheme policy.	<i>All proposed landscaping is open to the sky and does not rely on irrigation.</i> ✓ Acceptable Outcome satisfied.

d. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; e. reticulated irrigation to all artificial growing environments. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	<i>All landscape and hardstand areas will be graded towards field inlets or similar to manage stormwater drainage within the site.</i> ✓ Acceptable Outcome satisfied.
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	<i>All proposed landscaping is open to the sky and does not rely on irrigation.</i> • Acceptable Outcome not applicable.
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.	<i>Development does not involve the creation of canals or artificial waterways.</i> ✓ Acceptable Outcome satisfied.

4.2 Infrastructure design code

Table 9.4.4.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
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.	<i>The proposed driveway crossover and associated frontage works will be designed and constructed in accordance with Brisbane City Council's Infrastructure Design Planning Scheme Policy and applicable standard drawings.</i> ✓ Acceptable Outcome satisfied.
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.	<i>The road pavement will be reinstated where necessary.</i> ✓ Acceptable Outcome satisfied.

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.	<i>The development retains the existing verge configuration, with works limited to the proposed driveway crossover and associated reinstatement. While the existing verge does not achieve the current standard verge width prescribed by the Infrastructure Design Planning Scheme Policy, the proposal does not alter the established road reserve configuration. The existing verge continues to provide safe pedestrian access, accommodates public utilities and remains capable of ongoing Council maintenance. Retention of the existing verge is appropriate having regard to the established character and constrained nature of the existing road corridor.</i> ✓ Performance Outcome satisfied.
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.	<i>The verge will be reinstated as necessary.</i> <i>The proposal retains the existing verge configuration, with works limited to the proposed driveway crossover and associated verge reinstatement. Although the existing verge does not achieve the current road corridor design standard, the development does not alter the established road reserve configuration. The retained verge continues to provide safe pedestrian access, accommodates access to the site and existing public utilities, and remains capable of ongoing Council maintenance.</i> ✓ Performance Outcome satisfied.
PO5 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.	AO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	No requirements are identified. • Acceptable Outcome not applicable.

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.	<i>The road pavement, kerb and verge will be reinstated where necessary.</i> <i>The development retains the existing frontage infrastructure, with works limited to the proposed driveway crossover and reinstatement of any disturbed verge. No alterations to the existing carriageway, kerb and channel, drainage infrastructure or public utilities are required. Any frontage works will be designed and constructed in accordance with Brisbane City Council's standard engineering requirements.</i> <i>The existing verge design provides pedestrian connectivity and landscape outcomes commensurate with the level of activity and predominantly residential land uses in the local area.</i> ✓ Performance Outcome satisfied.
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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; e. provide for a high level of aesthetics and amenity, improved liveability and future growth; f. are a low-maintenance asset with a minimal whole-of-life cost; g. 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.	<i>Adjusting the current verge to meet the standard applying to the site, including full-width pavement, would be inappropriate for the proposed use and context. As such, it is proposed that the existing verge design and construction be maintained.</i> <i>The existing verge design provides pedestrian connectivity and landscape outcomes commensurate with the level of activity and predominantly residential land uses in the local area.</i> ✓ Performance Outcome satisfied.
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.	<i>The development provides a dedicated covered refuse storage area that is conveniently located for residents and allows bins to be easily transported to the verge for kerbside collection. The proposed bin storage is appropriately sized for the development, with garden maintenance undertaken by the property owner eliminating the need for a green waste bin. The use of larger recycling bins provides equivalent waste and recycling capacity while reducing the number of bins stored on site and presented for collection. Accordingly, the proposal provides an efficient and well-managed refuse and recycling arrangement that minimises impacts on residents, adjoining properties and the public realm.</i> ✓ Performance Outcome satisfied.

	AO8.2 Development ensures that refuse and recycling collection and storage location and design do not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. <i>Note—Refer to the Refuse planning scheme policy for further guidance.</i>	<i>The proposed bin storage area is invisible from the street and adjoining dwellings. The on-site storage and kerbside presentation of six mobile bins will not result in amenity impacts for adjoining dwellings.</i> ✓ Acceptable Outcome satisfied.
PO9 Development ensures that: - land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; - 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.	<i>If required, sewerage and water connections will be upgraded prior to commencement of use.</i> ✓ Acceptable Outcome satisfied.
	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	<i>Sewerage and water upgrades, if required, will be subject to further approval from Urban Utilities.</i> ✓ Acceptable Outcome satisfied.
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: - avoid significant native vegetation and areas identified within the - Biodiversity areas overlay map; - minimise earthworks; - 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. <i>Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.</i>	<i>No requirements are identified for the provision of new public utilities or street lighting.</i> • Acceptable Outcome not applicable.
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	<i>No requirements are identified for the provision of new public utilities or street lighting.</i> • Acceptable Outcome not applicable.

	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.	No requirements are identified for the provision of new public utilities or street lighting. • Acceptable Outcome not applicable.
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.	Electricity and telecommunications connections will be subject to further approval from Energex and NBN Co, respectively. ✓ Acceptable Outcome satisfied.
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. Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.	The development is not a major Council or government works project. • Acceptable Outcome not applicable.

PO13 Development provides public art identified in a neighbourhood plan or park concept plan which: - is provided commensurate with the status and scale of the proposed development; - is sited and designed: - as an integrated part of the project design; - as conceptually relevant to the context of the location; - to reflect and respond to the cultural values of the community; - 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.	<i>No requirements are identified.</i> <i>Acceptable Outcome not applicable.</i>
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	AO14 Development provides public signage: - at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments; - 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).	<i>No requirements are identified.</i> <i>Acceptable Outcome not applicable.</i>
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.	<i>The development does not involve community facilities.</i> <i>Acceptable Outcome not applicable.</i>

PO16 Development provides public toilets which: - are required as part of a community facility or park; - are located, designed and constructed to be: - safe; - durable; - resistant to vandalism; - able to service expected demand; - 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.	<i>The development does not involve public toilets.</i> <i>Acceptable Outcome not applicable.</i>
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: - safe movement of intended users; - an attractive appearance appropriate to the general surroundings and any adjacent structures; - functionality and easy maintenance; - minimal whole-of-life cost; - longevity; - current and future services. Note—All bridges and elevated and associated elements must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	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.	<i>The development does not involve the identified structures.</i> <i>Acceptable Outcome not applicable.</i>

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.	<i>The development does not involve culverts.</i> • <i>Acceptable Outcome not applicable.</i>
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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; 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.	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.	<i>Retaining walls will be designed and constructed in compliance with the standards in the Infrastructure design PSP.</i> ✓ Acceptable Outcome satisfied.
If for development with a gross floor area greater than 1,000m²		
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.	<i>Impacts to Thomas Street will be minimised during construction.</i> ✓ Acceptable Outcome satisfied.
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, including dust from construction vehicles entering and leaving the site.	AO21.1 Development ensures that demolition and construction: a. only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays; b. do not occur over periods greater than 6 months.	<i>Construction will be carried out during lawful hours and is not expected to exceed 6 months in total duration.</i> ✓ Acceptable Outcome satisfied.

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.	AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	<i>Best practice dust management will be implemented during demolition and construction work.</i> ✓ Acceptable Outcome satisfied.
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	<i>The proposed buildings will not contain asbestos, and the development does not involve demolition.</i> ✓ Acceptable Outcome satisfied.
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.	<i>The type and scale of proposed construction is not expected to generate noticeable vibration beyond the site.</i> ✓ Acceptable Outcome satisfied.
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		
<i>Not applicable.</i>		
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		
<i>Not applicable.</i>		
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		
<i>Not applicable.</i>		

4.3 Landscape work code

Table 9.4.5.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
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.	<i>There are no street trees within the verge, and the site does not contain any protected vegetation.</i> ✓ Acceptable Outcome satisfied.
	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.	<i>The development does not involve tree surgery or pruning.</i> • Acceptable Outcome not applicable.
PO2 Development provides acoustic barriers and long fences along street frontages which: a. are enhanced by appropriate planting; b. are of high visual quality; c. are designed for longevity; d. provide maintenance access and promote pedestrian permeability in appropriate circumstances.	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: 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.	<i>The proposed 2.0 m high acoustic fence will be designed and constructed in accordance with the Infrastructure Design Planning Scheme Policy. The proposed acoustic fence is less than 40 m in length and, therefore, the additional requirements relating to visual interest, maintenance access and pedestrian permeability are not applicable.</i> ✓ Acceptable Outcome satisfied.

	AO2.2 Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting.	<i>Not applicable. Neither the Rooming Accommodation Code nor the Dual Occupancy Code requires a planting buffer for the proposed acoustic fence. Accordingly, the requirements relating to planting species and minimum two-tier planting do not apply.</i> • Acceptable Outcome not applicable.
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.	<i>Not applicable. Neither the Rooming Accommodation Code nor the Dual Occupancy Code requires a landscape buffer.</i> • Acceptable Outcome satisfied.
PO4 Development has artificial growing environments which: a. maximise opportunities for high-quality landscape planting; b. incorporate water conservation measures.	AO4.1 Development provides drainage for podium planters which is connected to the stormwater drain and allows for flush out.	<i>The development does not involve podium planters.</i> • Acceptable Outcome not applicable.
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	<i>The landscape design will incorporate low-maintenance subtropical plant species which do not rely on excessive maintenance or irrigation.</i> ✓ Acceptable Outcome satisfied.
	AO4.3 Development provides podium planting in compliance with BSD-9010, BSD-9011, BSD9012.	<i>The development does not involve podium planting.</i> • Acceptable Outcome not applicable.
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. Refer to the Crime prevention through environmental design planning scheme policy.	<i>The development does not involve planting along a pathway.</i> • Acceptable Outcome not applicable.

	A05.2 Landscaping and mounding do not interfere with visibility along a pathway. Refer to the Crime prevention through environmental design planning scheme policy.	<i>Visibility along the internal pedestrian routes is unimpeded by landscaping.</i> ✓ Acceptable Outcome satisfied.
PO6 Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	A06 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.	<i>The development involves only semi-public and private areas, which are articulated with landscaping and fencing.</i> ✓ Acceptable Outcome satisfied.
PO7 Development provides a plant selection which addresses the functional issues of the development including: - screening and buffering; - street presentation; - shading; - character; - amenity; - ecology; - water availability and stormwater treatment.	A07 Development provides species in accordance with the Planting species planning scheme policy.	<i>Planting species will be selected in compliance with the Planting Species PSP.</i> ✓ Acceptable Outcome satisfied.
PO8 Development provides planting densities and stock sizes which are optimised to reduce maintenance and erosion and to achieve amenity and ecological outcomes.	A08 Development provides planting densities and stock sizes which are based on achieving full coverage of the mulched planting areas within 2 years.	<i>The detailed landscape plan will prescribe sufficient planting densities and stock sizes to ensure full coverage of planting areas within 2 years.</i> ✓ Acceptable Outcome satisfied.
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.	A09.1 Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	<i>The development does not involve car park landscaping.</i> • Acceptable Outcome not applicable.
	A09.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	<i>The development does not involve car park landscaping.</i> • Acceptable Outcome not applicable.

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.	<i>The development does not involve a car park shade structure.</i> • Acceptable Outcome not applicable.
PO11 Development involving the construction of retaining walls provides for: a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; d. longevity; e. 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.	<i>All proposed retaining walls are landscaped and will be constructed in compliance with the Infrastructure design PSP.</i> ✓ Acceptable Outcome satisfied.
PO12 Development provides for: a. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; b. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.	<i>Not applicable. There are no artificial growing environments proposed that require drainage connections..</i> • Acceptable Outcome not applicable.
	AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised, and is in accordance with the standards in the Landscape design planning scheme policy.	<i>Not applicable. No stormwater harvesting system is proposed for landscape irrigation.</i> • Acceptable Outcome not applicable.
	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.	<i>Complies. Landscaped areas and mulched garden beds are designed to be adequately drained as part of the site's stormwater management system.</i> ✓ Acceptable Outcome satisfied.

	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	<i>Reticulated irrigation is not required for the proposed development. The proposed landscaping comprises conventional in-ground planting that can be effectively established and maintained through manual watering. Accordingly, a reticulated irrigation system is not warranted for the scale and nature of the development.</i> ✓ Acceptable Outcome satisfied.
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.	<i>Turf in the rear courtyards will be easily accessible for mowing and will receive adequate sunlight.</i> ✓ Acceptable Outcome satisfied.
	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.	<i>Common landscaping areas will incorporate reticulated irrigation where necessary.</i> <i>The development does not involve podium planters or rainwater tanks.</i> ✓ Acceptable Outcome satisfied.
	AO13.3 Development provides one hose cock within each private landscape and recreation area.	<i>All courtyards will contain a hose cock.</i> ✓ Acceptable Outcome satisfied.
	AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	<i>The site is unaffected by overland flow.</i> • Acceptable Outcome not applicable.
	AO13.5 Development provides planting media and mulch in accordance with AS 4454 Composts, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use.	<i>Planting media and mulch will comply with AS 4454 and AS 4419.</i> ✓ Acceptable Outcome satisfied.
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.	<i>The site does not contain any existing underground or overhead services. New service conduits are expected to be provided predominantly within the common driveway, avoiding landscaping areas.</i> ✓ Acceptable Outcome satisfied.

4.4 Stormwater code

Table 9.4.9.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
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.	<i>The natural topography of the site facilitates stormwater drainage by gravity direct to the kerb and channel in Thomas Street as a lawful point of discharge.</i> <i>The stormwater conveyance system will be designed and constructed in accordance with standards in the Infrastructure design PSP.</i> ✓ Acceptable Outcome satisfied.
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.	<i>The site is unaffected by flooding and does not involve work with the potential to introduce new flood impacts.</i> ✓ Acceptable Outcome satisfied.
	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	<i>The stormwater management system will be designed and constructed in accordance with standards in the Infrastructure design PSP.</i> ✓ Acceptable Outcome satisfied.
PO3 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.	AO3.1 Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.	<i>The development involves stormwater discharge to the road reserve.</i> ✓ Acceptable Outcome satisfied.

	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	<i>The stormwater management system will be designed and constructed in accordance with standards in the Infrastructure design PSP.</i> ✓ Acceptable Outcome satisfied.
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	<i>The development facilitates stormwater drainage to the kerb and channel in Thomas Street as a lawful point of discharge.</i> ✓ Acceptable Outcome satisfied.
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	<i>The site does not contain underground stormwater infrastructure.</i> • Acceptable Outcome not applicable.
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.	<i>The stormwater conveyance system will be designed in compliance with standards in the Infrastructure design PSP.</i> ✓ Acceptable Outcome satisfied.
	AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	<i>The development involves conveyance of stormwater to existing infrastructure.</i> ✓ Acceptable Outcome satisfied.
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.	<i>The development involves underground stormwater conveyance to the kerb and channel, with no impact on fauna movement.</i> ✓ Acceptable Outcome satisfied.
PO6 Development ensures that location and design of stormwater detention and water quality treatment: - minimises risk to people and property; - provides for safe access and maintenance;	AO6.1 Development locates stormwater detention and water quality treatment: - outside of a waterway corridor; - offline to any catchment not contained within the development.	<i>The development does not involve stormwater detention or water quality treatment.</i> • Acceptable Outcome not applicable.

c. minimises ecological impacts to creeks and waterways.	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.	<i>The development does not involve stormwater detention or water quality treatment.</i> • Acceptable Outcome not applicable.
PO7 Development is designed, including any car parking areas and channel works to: - reduce property damage; - 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).	<i>The site is not affected by flooding.</i> • Acceptable Outcome not applicable.
	AO7.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure design planning scheme policy.	<i>The development involves underground stormwater conveyance to the kerb and channel, with no impact on pedestrian and vehicle access.</i> ✓ Acceptable Outcome satisfied.
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.	<i>The site does not contain a waterway corridor or overland flow path.</i> • Acceptable Outcome not applicable.
	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.	<i>The development does not involve a drainage channel or floodway.</i> • Acceptable Outcome not applicable.
	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.	<i>The development involves stormwater discharge to the kerb and channel.</i> • Acceptable Outcome not applicable.

	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.	The development does not involve modifications to existing stormwater infrastructure. • Acceptable Outcome not applicable.
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.	The development includes substantial landscaping for rainwater capture. ✓ Performance Outcome satisfied.
PO10 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.	AO10 No acceptable outcome is prescribed.	The development will incorporate a stormwater management system of low complexity, which will be easily accommodated within the proposed design. ✓ Performance Outcome satisfied.
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 upslope 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.	There is no requirement for upstream drainage. • Acceptable Outcome not applicable.
	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	No requirement for the upgrade of existing stormwater infrastructure is recognised. • Acceptable Outcome not applicable.
PO12 Development provides stormwater infrastructure which:	AO12.1 The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy.	The stormwater management system will be designed and constructed in accordance with standards in the Infrastructure design PSP. ✓ Acceptable Outcome satisfied.

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.	AO12.2 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.	<i>The site does not contain a stormwater manhole.</i> • <i>Acceptable Outcome not applicable.</i>
PO13 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: 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.	AO13 No acceptable outcome is prescribed.	<i>Erosion and sediment control measures will be implemented where necessary to manage potential impacts during construction works and until all exposed soil is permanently stabilised against erosion.</i> ✓ <i>Performance Outcome satisfied.</i>
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.	<i>Erosion and sediment control measures will be implemented where necessary to manage potential impacts during construction works and until all exposed soil is permanently stabilised against erosion.</i> ✓ <i>Performance Outcome satisfied.</i>

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.	<i>Erosion and sediment control measures will be implemented where necessary to manage potential impacts during construction works and until all exposed soil is permanently stabilised against erosion.</i> ✓ Performance Outcome satisfied.
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 2,500m² 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. b. reconfiguring a lot for an urban purpose that involves greater than 2,500m² of land and will result in 6 or more lots; c. operational work for an urban purpose which involves disturbing greater than 2,500m² of land.		
<i>Not applicable.</i>		
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot		

PO18 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 c. Local government infrastructure plan; d. 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.	AO18 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.	<i>Existing stormwater infrastructure will be protected in accordance with the identified standards.</i> ✓ <i>Acceptable Outcome satisfied.</i>
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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: 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 <i>Planning Act 2016</i>.	AO19 No acceptable outcome is prescribed.	<i>No requirement for the payment of additional infrastructure charges is identified.</i> • <i>Acceptable Outcome not applicable.</i>
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4.5 Transport, access, parking and servicing code

Table 9.4.11.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development is designed: - to include a technically competent and accurate response to the transport and traffic elements of the development; - in accordance with the standards in the Transport, access, parking and servicing planning scheme policy; - 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.	AO1 Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	<i>The development complies with relevant standards in the Transport, access, parking and servicing PSP, being that it—</i> <i>includes a driveway, crossover, and vehicle manoeuvring areas designed in compliance with the PSP and associated standard drawings</i> <i>provides on-site car parking for residents and visitors exceeding the prescribed minimum rates</i> <i>maximises the availability of on-street car parking</i> <i>provides on-site mobile bin storage designed and located for resident convenience, serviceability, and to reduce amenity and aesthetic impacts</i> <i>accommodates kerbside refuse collection by a side-loading RCV.</i> ✓ Acceptable Outcome satisfied.
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 adjoining uses, public areas and the transport network consistent with the planning by the Queensland Government and Council.	AO2 No acceptable outcome is prescribed.	<i>The development is not of a major size.</i> Performance Outcome not applicable.

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.	<i>The proposed driveway crossover is designed and located in compliance with Section 4 of the PSP and standard drawing BSD-2022.</i> ✓ Acceptable Outcome satisfied.
	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.	<i>The development does not involve shared access.</i> • Acceptable Outcome not applicable.
PO4 Development provides walking and cycle routes through the site which: - 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; - encourage walking and cycling; - ensure pedestrian and cyclist safety; - 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: - create a walking or cycle route along the full frontage of the site; - connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	<i>The development maintains the existing walking route on the verge and the on-road bicycle route on the carriageway.</i> ✓ Acceptable Outcome satisfied.
	AO4.2 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.	<i>The verge standard applying to the site, including full width pavement, would be inappropriate for the proposed use and context. As such, it is proposed that the existing verge design and construction is maintained.</i> <i>The existing verge design provides pedestrian connectivity and landscape outcomes commensurate with the level of activity and predominantly residential land uses in the local area.</i> ✓ Performance Outcome satisfied.
	AO4.3 Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines.	<i>The verge in Thomas Street is straight and level.</i> <i>The proposed pedestrian route through the site is straight and entirely visible from the road.</i> ✓ Acceptable Outcome satisfied.
PO5 Development provides secure and convenient bicycle parking which:	AO5.1 Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	No requirements apply for rooming accommodation. • Acceptable Outcome not applicable.

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.	AO5.2 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 2890.31993 Bicycle parking facilities.	<i>No requirements apply for rooming accommodation.</i> • <i>Acceptable Outcome not applicable.</i>
	AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	<i>No requirements apply for rooming accommodation.</i> • <i>Acceptable Outcome not applicable.</i>
	AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement.	<i>No requirements apply for rooming accommodation.</i> • <i>Acceptable Outcome not applicable.</i>
	AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<i>No requirements apply for rooming accommodation.</i> • <i>Acceptable Outcome not applicable.</i>
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.	<i>No requirements apply for rooming accommodation.</i> • <i>Acceptable Outcome not applicable.</i>
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.	<i>The proposed pedestrian access complies with Section 10 of the Transport, access, parking and servicing PSP.</i> ✓ <i>Acceptable Outcome satisfied.</i>

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.	There are no formalised crossing points or other key destinations in the vicinity of the site. The proposed pedestrian entry integrates with the established footpath network. ✓ Performance Outcome satisfied.
PO9 Development provides access driveways in the road area that are located, designed and controlled to: - minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; - 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).	The development is not a major development. • Acceptable Outcome not applicable.
	AO9.2 Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the lowest order road to which the site has frontage.	The development involves a single driveway to a minor road. ✓ Acceptable Outcome satisfied.
	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.	Clear sightlines of at least 90 m are available along Thomas Street from the proposed access location, in compliance with Table 6 of the Transport, access, parking and servicing PSP. ✓ Acceptable Outcome satisfied.
	AO9.4 Development provides access driveways in the road area which: - are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; - are not provided through a bus stop, taxi rank or pedestrian crossing or refuge.	The proposed driveway crossover is designed and located in compliance with Section 4 of the PSP and standard drawing BSD-2022. The site frontage does not contain a bus stop, taxi rank, or pedestrian crossing/refuge. ✓ Acceptable Outcome satisfied.
	AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	The development does not necessitate shared access. • Acceptable Outcome not applicable.

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.	<i>The existing (redundant) driveway crossover will be removed and the verge and kerb reinstated.</i> ✓ Performance Outcome satisfied.
PO11 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.	AO11.1 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.	<i>Clear sightlines of at least 90 m are available along Thomas Street from the proposed access location, in compliance with Table 6 of the Transport, access, parking and servicing PSP.</i> ✓ Acceptable Outcome satisfied.
	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.	<i>The development does not involve convex mirrors.</i> • Acceptable Outcome not applicable.
PO12 Development in the City core and City frame as identified in Figure a provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	AO12 Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. 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 carparking rate in the Transport, access, parking and servicing planning scheme policy.	<i>The site is not located within the City core or City frame.</i> • Acceptable Outcome not applicable.

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: - provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or - 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 carparking rate in the Transport, access, parking and servicing planning scheme policy.	<i>The development includes two 5-bedroom dwellings which, according to Table 14 of the Transport, access, parking and servicing PSP, requires a total of three resident car parking spaces and one visitor car parking space (four total).</i> <i>Six on-site car parking spaces are proposed.</i> ✓ <i>Acceptable Outcome satisfied.</i>
PO14 Development ensures that the number of car parking spaces and design of the car parking area: - meet the combined design peak parking demand for residential, visitor and business parking; - 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. AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.	<i>The development does not involve mixed use.</i> • <i>Acceptable Outcome not applicable.</i> <i>The development does not involve mixed use.</i> • <i>Acceptable Outcome not applicable.</i>

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.	<i>The proposal provides parking bays, queue areas and manoeuvring areas designed in accordance with the Transport, Access, Parking and Servicing Planning Scheme Policy. All resident and visitor parking spaces are clearly defined, safely accessible and capable of being entered and exited in a forward direction. The parking layout provides safe and convenient vehicle circulation while maintaining safe pedestrian access to the dwellings.</i> ✓ Acceptable Outcome satisfied.
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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 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.	<i>The development facilitates casual surveillance of Thomas Street and the internal publicly accessible areas such as the driveway and pedestrian route. Outdoor lighting will be installed and maintained in accordance with relevant standards.</i> <i>The design of the development does not encourage graffiti and vandalism.</i> ✓ Acceptable Outcome satisfied.
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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: - denying access to potential canvases through access control techniques; - reducing potential canvases through canvas reduction techniques; - 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.	<i>The development does not encourage graffiti or vandalism.</i> ✓ Acceptable Outcome satisfied.
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.	<i>The development is designed to accommodate van access, in accordance with the standard for rooming accommodation prescribed in Table 1 of the Transport, access, parking and servicing PSP.</i> <i>As on-site refuse collection is not proposed, RCV access is not accommodated.</i> ✓ Acceptable Outcome satisfied.
PO19 Development layout provides for services which: - 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; - are clearly defined, safe and easily accessible; - are designed to contain potential adverse impacts of servicing within the site; - do not detract from the aesthetics or amenity of the surrounding area.	AO19.1 Development ensures that a service bay provided on site: - 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; - is located away from street frontages and screened from adjoining premises.	<i>The development does not involve on-site servicing.</i> • Acceptable Outcome not applicable.
	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.	<i>The development does not involve on-site servicing.</i> • Acceptable Outcome not applicable.

	AO19.3 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.	<i>The proposed refuse storage area is conveniently located adjacent to the driveway, allowing residents to safely transport bins to the verge for kerbside collection without impacting the operation of the site. The storage area is screened within a covered enclosure and is appropriately sized to accommodate the proposed bin arrangement. The use of larger recycling bins reduces the overall number of bins stored on the site and presented for collection, while maintaining equivalent waste and recycling capacity. Garden maintenance will be undertaken by the property owner, eliminating the need for a green waste bin. Accordingly, the proposed servicing arrangement is safe, efficient and appropriately managed, without adversely affecting the amenity of the site or surrounding area.</i> ✓ Performance Outcome satisfied.
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.	<i>Refuse collection vehicles may continue to service the site as part of the existing route.</i> ✓ Acceptable Outcome satisfied.
If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensional vehicle or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development)		
<i>Not applicable.</i>		

5 Overlay Codes

The applicable overlay codes under Part 5 of *City Plan 2014* are:

- Community purposes network overlay code
- Road hierarchy overlay code
- Streetscape hierarchy overlay code
- Traditional building character (design) overlay code

4.1 Community purposes network overlay code

Table 8.2.8.A.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location subcategory, 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		
<i>Not applicable.</i>		
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		
<i>Not applicable.</i>		

5.2 Road hierarchy overlay code

Table 8.2.18.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
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.	<i>The development involves access to a minor road.</i> ✓ Acceptable Outcome satisfied.
	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.	<i>Thomas Street is not a primary freight route.</i> ✓ Acceptable Outcome satisfied.
	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.	<i>The development involves access to a minor road.</i> ✓ Acceptable Outcome satisfied.
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	<i>The development involves access to a minor road.</i> • Acceptable Outcome not applicable.
	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.	<i>All adjoining sites have frontage to a minor road.</i> • Acceptable Outcome not applicable.
Section B—If for assessable development for a material change of use		

PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	A02.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	<i>The development will result in relatively low traffic generation, consistent with the function of Thomas Street as a neighbourhood road.</i> ✓ Acceptable Outcome satisfied.
	A02.2 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.	<i>The development:</i> - is not a major development - involves access to a minor road - is not located within 100 m of a signalised intersection. • Acceptable Outcome not applicable.
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.	A03 No acceptable outcome is prescribed.	<i>No requirements for road widening are identified in the Local Government Infrastructure Plan or Long Term Infrastructure Plans.</i> • Performance Outcome not applicable.

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; 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 <i>Planning Act 2016</i>.	AO3A No acceptable outcome is prescribed.	No requirements are identified for the payment of additional trunk infrastructure costs. • Performance Outcome not applicable.
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		
<i>Not applicable.</i>		
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		
<i>Not applicable.</i>		

5.3 Streetscape hierarchy overlay code

Table 8.2.20.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
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.	<i>The proposed development provides a high-quality verge treatment that maintains pedestrian connectivity and amenity while accommodating the site's access requirements. A new driveway crossover and associated verge works are proposed in accordance with Council standards. Although the existing verge width does not fully achieve the desired streetscape standard, the proposal maintains a safe and functional pedestrian environment and preserves the opportunity for future streetscape improvements within the road reserve.</i> ✓ Performance Outcome satisfied.
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.	<i>No existing street trees are located within the site frontage. Accordingly, there are no existing street trees requiring retention or protection.</i> ✓ Acceptable Outcome satisfied.
	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.	<i>The proposed verge and driveway crossover will be constructed in accordance with Council's standards. No new street trees, street furniture or lighting are proposed as part of the development.</i> <i>The existing verge design provides pedestrian connectivity and landscape outcomes commensurate with the level of activity and predominantly residential land uses in the local area.</i> ✓ Performance Outcome satisfied.
Section B—If for assessable development		

PO3 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.	A03.1 Development ensures that a corner land dedication is provided: a. where identified in the Streetscape hierarchy overlay map; b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	<i>The site is not a corner lot.</i> • Acceptable Outcome not applicable.
	A03.2 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.	<i>The site is not a corner lot.</i> • Acceptable Outcome not applicable.
	A03.3 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.	<i>The site is not a corner lot.</i> • Acceptable Outcome not applicable.
If in or on a site adjoining the Wildlife movement solution sub-category		
<i>Not applicable.</i>		

5.4 Traditional building character (design) overlay code

Table 8.2.22.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
If in the Low-medium density residential zone or the Character residential zone, where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short-term accommodation, where not in the Local character significance sub-category		
PO1 Development retains buildings constructed in 1946 or earlier in its original setting and complements nearby buildings in the street built in 1946 or earlier.	AO1.1 Development ensures that any building constructed in 1946 or earlier which is retained is sited at the front of the site at the street frontage.	<i>The existing pre-1947 dwelling was relocated to the front of the site as part of the associated boundary realignment.</i> ✓ Acceptable Outcome satisfied.
	AO1.2 Development for a building which is not on a rear access lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest residential buildings constructed in 1946 or earlier fronting the same street. Note—Additional buildings by way of infill development may be set further back on this site, subject to meeting other code requirements. Where the site contains a building constructed in 1946 or earlier, it should be retained at the front of the site and any new infill placed behind/beside. Sliding a building constructed in 1946 or earlier back with infill at the front of the site is not consistent with desired traditional setting outcomes.	<i>The proposed garage is recessed behind the retained dwelling and setback from the road alignment in a manner consistent with the traditional streetscape. The garage does not dominate the street frontage.</i> ✓ Acceptable Outcome satisfied.
PO2 Development for a garage does not dominate the street frontage or gardens and complements the traditional setting of residential buildings constructed in 1946 or earlier nearby in the street.	AO2.1 Development for a garage is set back from any road alignment in a position similar to garages located on sites of dwelling houses constructed in 1946 or earlier located nearby in the street.	<i>Proposed garages are obscured from view from Thomas Street by the pre-1947 dwelling on the front lot.</i> ✓ Acceptable Outcome satisfied.
	AO2.2 Development for a garage is integrated into any dwelling house such that it does not dominate the composition of the house or dominate the streetscape. Refer to Figure a. Note—Not applicable to a dwelling house on a rear access lot.	<i>The development does not involve a dwelling house.</i> • Acceptable Outcome not applicable.

P03 Development has a building form and bulk which complements the predominant traditional scale of a dwelling house constructed in 1946 or earlier nearby in the street.	A03 Development for a new building or an extension to an existing building uses breaks in form to present as small components similar in scale to that of existing dwelling houses constructed in 1946 or earlier nearby in the street. Refer to Figure b.	<i>The building incorporates breaks in form such as projections and recesses—resulting in an overall scale and formal composition consistent with nearby pre-1947 dwelling houses in Thomas Street.</i> ✓ Acceptable Outcome satisfied.
P04 Development has a building form which complements the traditional building form and traditional elements, detailing and materials of a residential building constructed in 1946 or earlier nearby in the street.	A04.1 Development includes a solid core with attached or integrated lightweight verandah or balcony structure addressing the street.	<i>The retained traditional dwelling incorporates a lightweight front verandah that addresses Thomas Street, maintaining the established traditional building character.</i> ✓ Acceptable Outcome satisfied.
	A04.2 Development ensures that different floor levels are distinguished in the streetscape through the expression of external elements on the upper and lower levels.	<i>The upper and lower floor levels are clearly expressed through the external building design, providing a distinction between the different floor levels when viewed from the street.</i> ✓ Acceptable Outcome satisfied.
	A04.3 Development for a building which is located at the front of the site, provides habitable space, verandahs and windows that are orientated towards the street. Refer to Figure c.	<i>The retained dwelling at the front of the site incorporates habitable rooms, a front verandah and windows oriented towards Thomas Street, reinforcing the traditional streetscape and providing passive surveillance.</i> ✓ Acceptable Outcome satisfied.
	A04.4 Development for a dwelling house does not provide for the ground storey to project forward of the upper floor verandah or balcony structure.	<i>The ground storey does not project forward of the upper floor verandah or balcony, maintaining the traditional built form characteristic of pre-1946 dwellings.</i> ✓ Acceptable Outcome satisfied.

PO5 Development provides external elements and detailing which: a. reflect traditional elements and detailing and materials; b. reduce building bulk; c. form a transition with the external landscape.	AO5 Development provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels which: a. reflect those of dwelling houses constructed in 1946 or earlier nearby in the street; b. are sufficient to cast shadows; c. provide three-dimensional effects. Refer to Figure d.	<i>The retained dwelling incorporates traditional external elements, including a lightweight verandah, eaves and articulated detailing that reflect the character of pre-1946 dwellings, reduce building bulk and provide visual depth.</i> ✓ Acceptable Outcome satisfied.
PO6 Development uses: a. materials which reflect the traditional materials used predominantly in residential buildings constructed in 1946 or earlier nearby in the street; b. external materials which reflect the architectural themes of residential buildings constructed in 1946 or earlier, reduce building bulk and form a transition with the external landscape.	AO6.1 Development uses traditional materials consistent with the predominant traditional materials of the dwelling houses constructed in 1946 or earlier fronting the same street.	<i>The retained dwelling continues to utilise traditional external materials that are consistent with the predominant materials of pre-1946 dwellings within Thomas Street.</i> ✓ Acceptable Outcome satisfied.
	AO6.2 Development uses roof materials similar to the roof materials on dwelling houses constructed in 1946 or earlier nearby in the street.	<i>The retained dwelling retains traditional roof materials consistent with the established character of pre-1946 dwellings in the street.</i> ✓ Acceptable Outcome satisfied.
	AO6.3 Development ensures that: a. for dwelling houses lightweight materials predominate; b. if masonry is used, it is rendered or painted and used in conjunction with other more lightweight materials, in order to define the upper and lower levels.	<i>The retained dwelling continues to utilise predominantly lightweight materials that are consistent with the traditional character of pre-1946 residential buildings.</i> ✓ Acceptable Outcome satisfied.
PO7 Development provides roof forms which complement traditional roof styles of residential buildings constructed in 1946 or earlier that are located nearby in the street in terms of roof pitch and proportion.	AO7.1 Development provides roof forms which are one or more of a combination of pyramids, hips or gables of similar pitch and proportions to those of dwelling houses constructed in 1946 or earlier nearby in the street.	<i>The retained dwelling incorporates a traditional gabled roof form with roof pitch and proportions consistent with pre-1946 residential dwellings in Thomas Street, maintaining the established traditional roof character.</i> ✓ Acceptable Outcome satisfied.

	A07.2 Development includes eaves that are of similar proportions to eaves on dwelling houses constructed in 1946 or earlier nearby in the street.	The retained dwelling incorporates eaves of proportions consistent with those of traditional pre-1946 residential dwellings in Thomas Street, reinforcing the established traditional building character. ✓ Acceptable Outcome satisfied.
Additional performance outcomes and acceptable outcomes if in the Character residential zone where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short term accommodation, where not in the Local character significance subcategory		
P08 Development has a building height and bulk which reinforces the natural topography and complements the predominant 'traditional scale' of residential buildings constructed in 1946 or earlier nearby in the street.	A08 Development, if in a sloping street where the rhythm of the stepping levels and eaves is characteristic of the streetscape created by dwelling houses constructed in 1946 or earlier, has a building height and roof and eave levels that continue the rhythm and maintain that stepping. Refer to Figure e..	The site is not located within a sloping streetscape where building height and roof eave stepping is a defining characteristic of the established pre-1946 streetscape. • Acceptable Outcome not applicable
Not applicable.		
Additional performance outcomes and acceptable outcomes in the Latrobe and Given Terraces neighbourhood plan area		
Not applicable.		
Additional performance outcomes and acceptable outcomes if a pre-1911 building where in the Latrobe and Given Terraces neighbourhood plan area		
Not applicable.		
Additional performance outcomes and acceptable outcomes if in the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct		
Not applicable.		
Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category		
Not applicable.		
Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category where on a site containing a residential building constructed in 1946 or earlier		
Not applicable.		