

Attachment 4

Code Compliance Responses

BCC DS
LODGED
25/08/2026
APPLICATION REF
A007097295

8.2.4 Biodiversity areas overlay code

8.2.4.1 Application

1. This code applies to assessing development in the Biodiversity areas overlay, if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - b. impact assessable development.
2. Land in the Biodiversity areas overlay is identified on the Biodiversity areas overlay map and is included in the following sub-categories:
 - a. High ecological significance sub-category;
 - b. High ecological significance strategic sub-category;
 - c. General ecological significance sub-category;
 - d. General ecological significance strategic sub-category;
 - e. Koala habitat area sub-category.
 - f. Matters of state environmental significance sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.
4. A neighbourhood plan code may vary the application of this code. Where that occurs, the neighbourhood plan code prevails to the extent it varies from this code.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- ecological assessment, koala habitat or development design, guidance is provided in the Biodiversity areas planning scheme policy;
- wildlife movement solutions, guidance is provided in the Infrastructure design planning scheme policy;
- an environmental offset, guidance is provided in the Offsets planning scheme policy.

Note—Biodiversity areas mapping:

- The Biodiversity areas overlay mapping includes areas with both existing biodiversity values and areas of strategic biodiversity value.
- The Biodiversity areas overlay mapping has been undertaken on a city-wide scale. Ecological assessments may be appropriate in order to assess the broader impact of development on desired biodiversity values and outcomes for the locality, area or the region. Such an assessment may be considered as part of relevant information in revision and refinement of the biodiversity outcomes in the locality.
- In such cases the revision and refinement of biodiversity outcomes may be dealt with as part of the development proposal. Prior to undertaking such an assessment, discussions should be undertaken with Council to identify existing and planned biodiversity values for the site. In undertaking the assessment and proposing alternate outcomes, the existing values and planned biodiversity outcomes for the site, area, locality and region must be considered and provided for. This assessment should also address the practicality, based on the extent of existing developments, of being able to achieve the planned biodiversity values and outcomes for the site.

Note—In accordance with the *Environmental Offsets Act 2014*, environmental offsets as identified in performance outcome PO9 and acceptable outcome AO9 of this code will be applicable only where development will or is likely to have a significant residual impact on matters of local environmental significance or matters of State environmental significance and all reasonable on-site mitigation measures for the development have been, or will be, undertaken.

8.2.4.2 Purpose

1. The purpose of the Biodiversity areas overlay code is to:
 - a. Implement the policy direction in the Strategic framework, in particular:
 - i. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1 — Brisbane's environmental values;
 - ii. Theme 5: Brisbane's CityShape and Element 5.6 — Brisbane's Greenspace System.
 - b. Provide for the assessment of the suitability of development in the Biodiversity areas overlay.
 - c. Provide for the protection, avoidance or mitigation of impacts to matters of local environmental significance and matters of state environmental significance.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Conservation, consolidation, connection and restoration of the network of lands with in-situ values or areas of strategic biodiversity value within Brisbane.
 - b. Protection and enhancement of waterways and foreshores with significant biodiversity values.
 - c. Protection and enhancement of wetlands with significant biodiversity values and their hydrological value and water-cleaning functions.
 - d. Protection, enhancement and restoration of koala habitat and the facilitation of safe koala movement to assist in the long-term retention of a viable koala population within South East Queensland.
 - e. Avoidance of impacts to biodiversity values, ecological features and ecological processes through the placement of development within a development footprint plan.
 - f. All reasonable on-site measures to avoid and mitigate impacts on biodiversity values from the development have been, or will be, undertaken.
 - g. Provision for environmental offsets that achieve an equivalent environmental outcome, where development will or is likely to have a significant residual impact on matters of local environmental significance or matters of State environmental significance.

8.2.4.3 Performance outcomes and acceptable outcomes

Table 8.2.4.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for a dwelling house or associated filling or excavation		
PO1 Development is within a single development footprint sited to: a. minimise the clearing and fragmentation of native vegetation, including any vegetative growth and material of vegetative origin, whether living or dead, including trunks, branches, stems, leaves, fruits and flowers, and ecological	AO1.1 Development ensures that the dwelling house is contained within a single development footprint plan, that minimises the proportion of the development footprint within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category. Note—Where there is no approved development footprint plan, a	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots in 2 lots).

features within the Biodiversity areas overlay; b. maximise the extent of habitat restoration of areas of strategic biodiversity value within the High ecological significance sub-category or the High ecological significance strategic sub-category on the Biodiversity areas overlay. Note—An ecological assessment prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A development footprint may be used to fulfil recommendations of an ecological assessment. A development footprint plan can be shown on a plan of survey or be part of approved development.	development footprint plan is to be prepared to support this acceptable outcome and this plan forms part of the approved development. AO1.2 Development ensures that the dwelling house is contained within a single development footprint plan, no greater than: a. 1000m² where in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, High density residential zone or the Character residential zone; or b. 2500m² where in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone, as shown in Figure a. AO1.3 Development ensures that management of vegetation undertaken to reduce risk from bushfire hazard, as demonstrated through a Bushfire Management Plan, occurs within a single bushfire management footprint plan no greater than 1500m² which adjoins the development footprint plan. Refer to Figure c.	
PO2 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands are protected to ensure their long-term viability.	AO2 Development ensures that the development footprint plan conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value and wetlands in a spatial configuration which: a. conserves areas within the High ecological significance sub-category or the High ecological significance strategic sub-category that connect	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots in 2 lots).

	habitat; b. maximises the size and consolidates areas to be conserved for biodiversity purposes on site; c. provides connectivity between areas to be conserved for biodiversity purposes on site; d. excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration.	
Section B—If for filling or excavation		
PO3 Filling or excavation protects the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category and the General ecological significance strategic sub-category ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas with strategic biodiversity value, and wetlands, and mitigates the impact on ecological processes. Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome.	AO3 Development ensures that filling or excavation, other than where directly associated with habitat restoration, is contained within an area located entirely outside of: a. the High ecological significance sub-category; b. the High ecological significance strategic sub-category; c. the General ecological significance sub-category; d. the General ecological significance strategic sub-category; e. the tree protection zone of non-juvenile koala habitat trees as shown in Figure b. Note—A tree survey prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of acceptable outcome (e).	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots in 2 lots). Excavation and/or filling required to facilitate the proposed development will be minimal and is likely to avoid areas mapped as ‘High Ecological Significance’, within the subject site.
Section C		
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category		
PO4 Development ensures that ecological features and	AO4.1 Development:	Complies with AO4.1. The proposal seeks approval for the reconfiguration of

ecological processes, koala habitat trees, areas of strategic biodiversity value, waterways and wetlands within the High ecological significance sub-category or the High ecological significance strategic sub-category are protected, conserved and restored to ensure the area's long-term viability. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	a. ensures that the development footprint, including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the High ecological significance sub-category or the High ecological significance strategic sub-category; or b. complies with AO4.2, AO4.3 and AO4.4. AO4.2 Development ensures that the development footprint, design and layout are informed by an ecological assessment which: a. identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands; b. identifies the likely impacts of the development to biodiversity; c. outlines how any potential impacts on biodiversity will be avoided and mitigated. Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy. AO4.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees and wetlands in a spatial configuration which: a. conserves areas within the High ecological	a lot (boundary realignment – 2 lots in 2 lots). Excavation and/or filling required to facilitate the proposed development will be minimal and is likely to avoid areas mapped as 'High Ecological Significance', within the subject site. Specifically, it is submitted that each proposed new lot has sufficient area to accommodate the construction of new buildings/structures in the future, outside of areas mapped as 'High Ecological Significance'. Building Envelopes have been depicted on the proposal plan included in Attachment 2 to further demonstrate this.
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	significance sub-category or the High ecological significance strategic sub-category that connect habitat or areas of strategic biodiversity value which have the capacity to connect habitat upon being restored; b. maximises the size and consolidates areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; c. provides connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; d. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; e. minimises fragmentation by infrastructure; f. includes a single development footprint plan for each new residential lot to be created which is: i. 1000m² or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, the High density residential zone or the Character residential zone; ii. 2500m² or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; g. excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy. AO4.4 Development is designed to minimise edge effects by	
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	locating land uses compatible with the long-term preservation of biodiversity adjacent to areas within the High ecological significance sub-category or the High ecological significance strategic sub-category, including: a. esplanade roads and pathways; b. landscaping or habitat restoration areas consisting of local indigenous plant species; c. open space land uses; d. employee or communal recreation areas; e. stormwater management infrastructure where adopting water sensitive urban design solutions. Note—Guidance on development design to minimise edge effects is included in the Biodiversity areas planning scheme policy.	
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category, where involving a new road		
PO5 Development for a road is designed and constructed to facilitate the safe movement of native fauna.	AO5 Development incorporates location-specific wildlife movement solutions, on any roads which dissect an area within the High ecological significance sub-category or the High ecological significance strategic sub-category. Note—Locations for wildlife movement solutions may be indicated on the Streetscape hierarchy overlay mapping. Guidance on wildlife movement infrastructure is included in the Infrastructure design planning scheme policy	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots in 2 lots). The construction of a new road is not proposed.
If a site is wholly or partly in the General ecological significance sub-category or the General ecological significance strategic sub-category		
PO6 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands within the General ecological significance sub-category or the General ecological significance strategic sub-category area are protected, conserved and restored to ensure the area's long-term viability.	AO6.1 Development: a. ensures that the development footprint including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the General ecological significance sub-category or the	Not Applicable. No part of the subject site is mapped as being impacted by the General ecological significance sub-category or the General ecological significance strategic sub-category

Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	General ecological significance strategic sub-category; or b. Complies with AO6.2 and AO6.3 AO6.2 Development ensures that the development footprint, design and layout are informed by an ecological assessment which: a. identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands; b. identifies the likely impacts of the development to biodiversity; c. outlines how any potential impacts on biodiversity will be avoided and mitigated. Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy. AO6.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, waterways and wetlands in a spatial configuration which: a. maximises the size and consolidates areas of strategic biodiversity value to be conserved for biodiversity purposes on site and in combination with adjoining sites; b. maximises connectivity between areas to be conserved for biodiversity purposes on site and	
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	with adjoining sites; c. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; d. minimises fragmentation by infrastructure; e. includes a single development footprint plan for each new residential lot to be created which is: i. 1000m² or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, or the Character residential zone; or ii. 2500m² or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; f. excludes filling or excavation from areas to be conserved for biodiversity except where it is directly associated with habitat restoration or revegetation works. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.	
If a site is wholly or partly in the Koala habitat area sub-category, where not in the High ecological significance sub-category, High ecological significance strategic sub-category, General ecological significance sub-category or General ecological significance strategic sub-category		
PO7 Development is located and designed to protect and enhance koala habitat by: a. reducing threats to resident and transient koalas; b. protecting the maximum number of non-juvenile koala habitat trees in the Koala habitat area sub-category;	AO7.1 Development ensures that the development footprint, design and layout, including roads, are informed by an ecological assessment which identifies koala habitat trees, movement corridors and the likely impacts to koala habitat as a result of the development. Note—Guidance on identifying koala habitat, completing an ecological assessment and designing development to protect koalas is included in the Biodiversity areas planning scheme policy.	Not Applicable. No part of the subject site is mapped as being impacted by the Koala habitat sub-category.

c. consolidating and maximising the size of areas to be conserved on site and in combination with adjoining sites; d. minimising the edge-to-area ratio of areas to be conserved, to limit edge effects; e. providing connectivity and safe koala movement between koala habitat areas. f. minimising fragmentation by infrastructure, particularly roads; g. excluding filling or excavation from areas to be conserved. Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	AO7.2 Development ensures that the development footprint, design and layout: a. protects non-juvenile koala habitat trees; b. maximises the size and consolidates areas to be conserved as koala habitat on site and in combination with adjoining sites; c. maximises connectivity between non-juvenile koala habitat trees which will be conserved on site and with adjoining sites; d. excludes filling or excavation from the tree protection zone of non-juvenile koala habitat trees. Refer to Figure b. AO7.3 Development ensures that landscaping and open space areas incorporate koala habitat trees.	
PO8 Development design and layout facilitates the safe movement of koalas through the landscape.	AO8.1 Development ensures that fencing or other barriers are designed to allow safe koala movement, and to exclude koalas from areas containing domestic or security dogs. Note—Guidance on designing development to protect koalas is included in the Biodiversity areas planning scheme policy. AO8.2 Development incorporates infrastructure solutions which facilitate the movement of koalas across a road which dissects bushland within the Koala habitat area sub-category. Note—Guidance on wildlife movement solutions suited to use by koalas is included in the Biodiversity areas planning scheme policy. Note—Further guidance on wildlife movement solutions is included in the Infrastructure design planning scheme policy.	Not Applicable. No part of the subject site is mapped as being impacted by the Koala habitat sub-category.
If a site is wholly or partly located in the High ecological significance sub-category, the High ecological		

significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, other than for a dwelling house		
PO9 Development which has or is likely to have a significant residual impact on a matter of State environmental significance or a matter of local environmental significance, after all reasonable on-site mitigation measures have been or will be undertaken, provides an environmental offset. Note— Environmental offsets are provided in compliance with the Queensland environmental offsets framework and the Offsets planning scheme policy.	AO9 No acceptable outcomes is prescribed.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots in 2 lots). The rear portion of the site is included within the 'High Ecological Significance' sub-category. Notwithstanding this, it is noted that there is sufficient space within each proposed new lot to accommodate future residential development. Building Envelopes have been depicted on the proposal plan included in Attachment 2 to further demonstrate this. It is therefore submitted that proposed development is not likely to have a significant residual impact on a matter of State environmental significance.

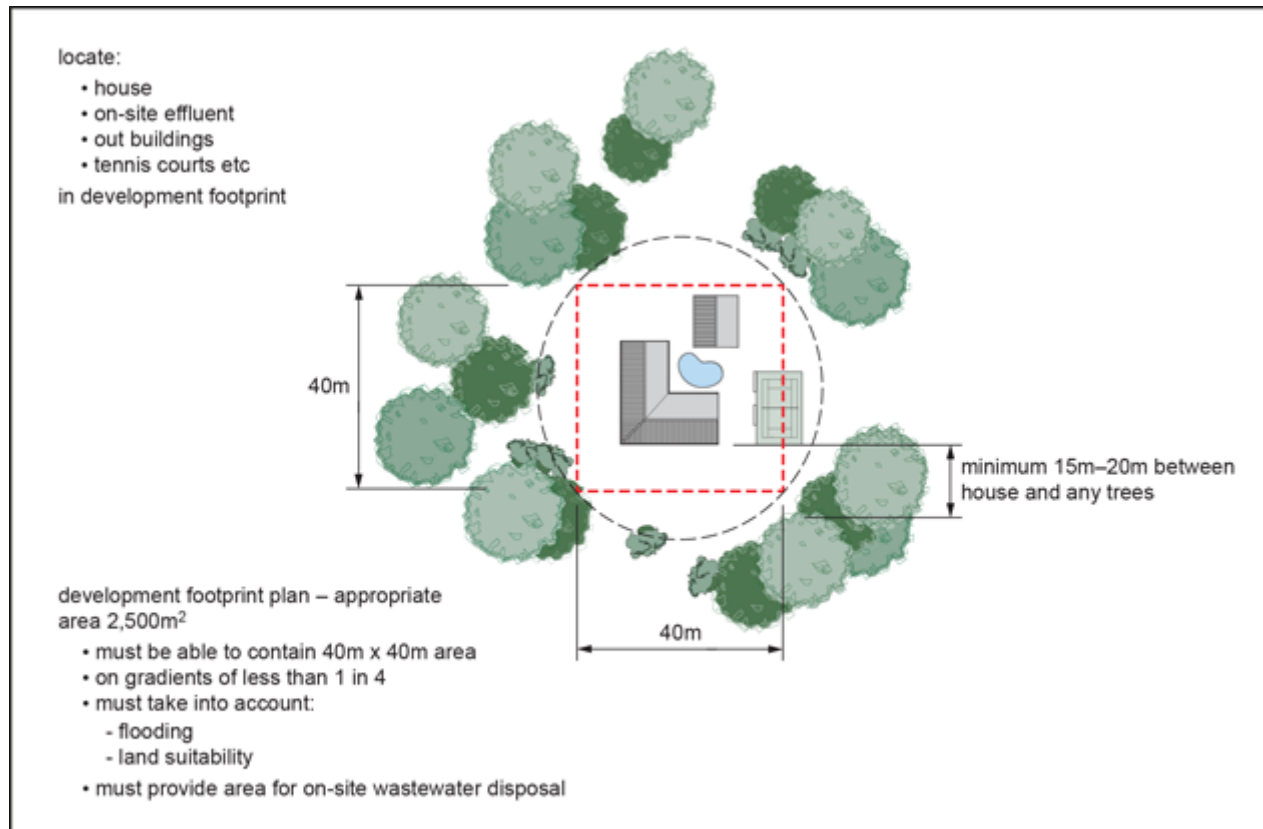


Figure a—Example of a development cleared area within an existing approved development footprint plan, area of no greater than 2,500m²

View the high resolution of Figure a—Example of a development cleared area within an existing approved development footprint plan, area of no greater than 2500m²

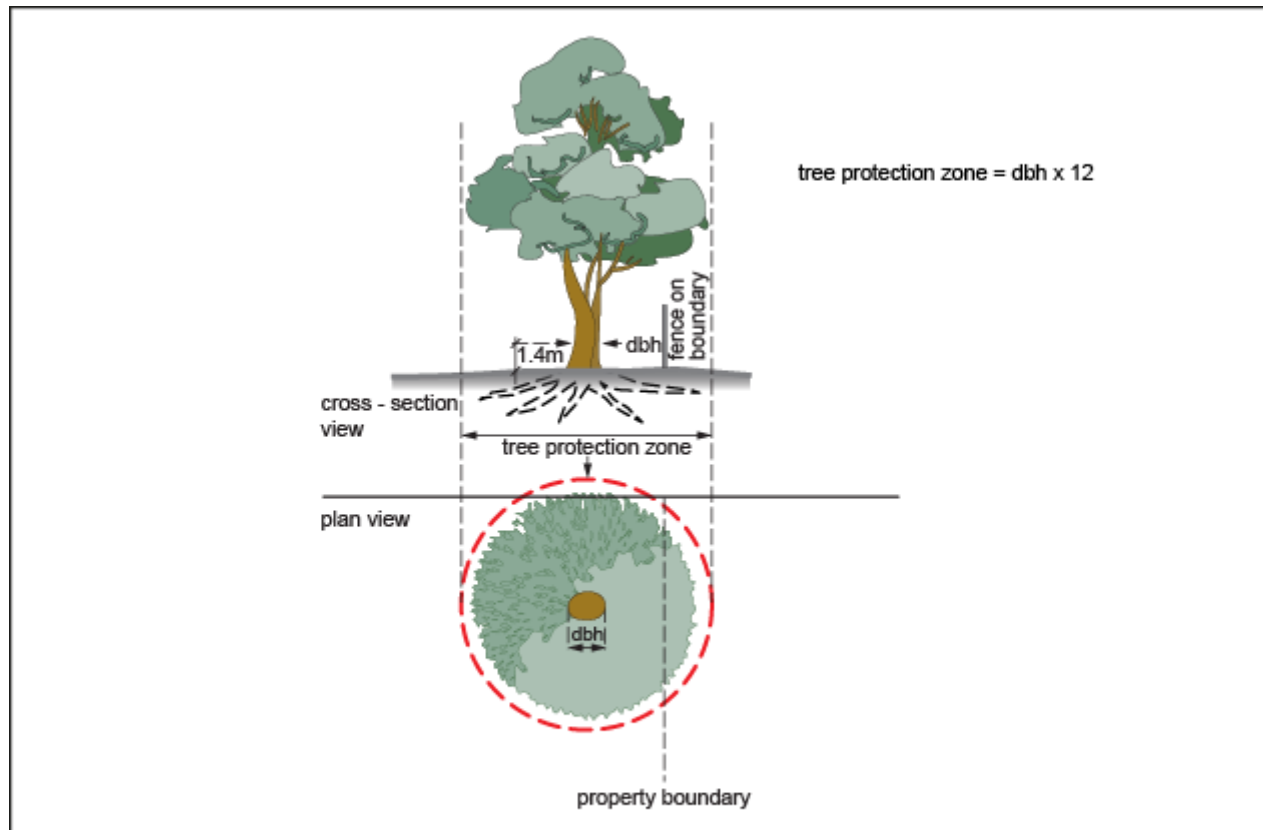


Figure b—Tree protection zone

[View the high resolution of Figure b—Tree protection zone](#)

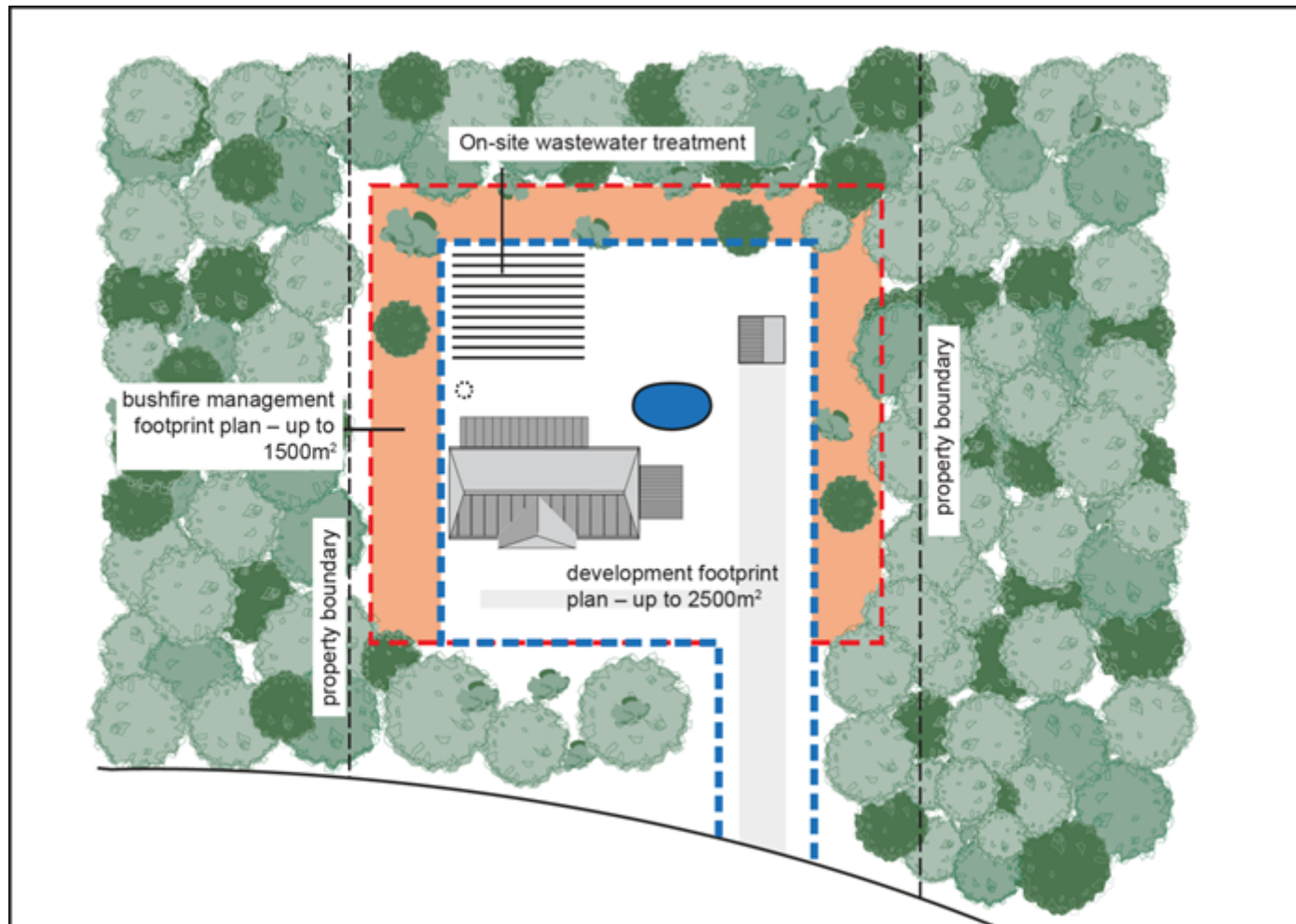


Figure c—Example of an approved development footprint plan and bushfire management footprint plan

View the high resolution of Figure c—Example of an approved development footprint plan and bushfire management footprint plan

Table 8.2.4.3.B—Significant vegetation communities (regional ecosystems)

Significant vegetation communities (regional ecosystems) are:

- those listed as endangered or of concern under the *Environmental Protection and Biodiversity Conservation Act 1999*;
- those listed as 'endangered' or 'of concern' under the *Vegetation Management Act 1999*;
- those identified as being of city-wide significance (less than 40% of pre-clearing area remaining) within the Brisbane local government area.

Note—Each Regional Ecosystem Code (RE Code) is derived from the Conservation Status of Queensland's Bioregional Ecosystems (Sattler and Williams, 1999).

Note—Changes to Commonwealth and State listing of vegetation communities may occur. As such, the Commonwealth and State status of vegetation communities will need to be checked by the applicant.

RE Code	South East Queensland regional ecosystem descriptions
12.9-10.16	Araucarian microphyll to notophyll vine forest on sedimentary rocks
12.9-10.7a	<i>Eucalyptus tereticornis</i> , <i>Eucalyptus siderophloia</i> and/or <i>Eucalyptus crebra</i> , <i>Corymbia intermedia</i> and <i>Lophostemon suaveolens</i> woodland. Occurs on Cainozoic and Mesozoic sediments in coastal areas.
12.9-10.7	<i>Eucalyptus crebra</i> woodland on sedimentary rocks
12.9-10.4	<i>Eucalyptus racemosa</i> woodland on sedimentary rocks
12.9-10.3	<i>Eucalyptus moluccana</i> on sedimentary rocks
12.9-10.2/ 12.9-10.17	<i>Corymbia citriodora</i> , <i>Eucalyptus crebra</i> open forest on sedimentary rocks / Open forest complex often with <i>Eucalyptus acmenoides</i> , <i>Eucalyptus major</i> , <i>Eucalyptus siderophloia</i> +/- <i>Corymbia citriodora</i> on sedimentary rocks
12.9-10.12	<i>Eucalyptus seeana</i> , <i>Corymbia intermedia</i> , <i>Angophora leiocarpa</i> woodland on sedimentary rocks
12.5.3a	<i>Eucalyptus seeana</i> +/- <i>Eucalyptus racemosa</i> subsp. <i>racemosa</i> , <i>Corymbia intermedia</i> , <i>Angophora leiocarpa</i> , <i>Eucalyptus siderophloia</i> , <i>Lophostemon suaveolens</i> open forest. Occurs on complex of remnant Tertiary surfaces +/- Cainozoic and Mesozoic sediments
12.5.3	<i>Eucalyptus tindaliae</i> and/or <i>Eucalyptus racemosa</i> open forest on remnant Tertiary surfaces
12.3.8	Swamps with <i>Cyperus</i> spp., <i>Schoenoplectus</i> spp. and <i>Eleocharis</i> spp.
12.3.7	<i>Eucalyptus tereticornis</i> , <i>Melaleuca viminalis</i> , <i>Casuarina cunninghamiana</i> fringing forest

12.3.6	<i>Melaleuca quinquenervia</i> , <i>Eucalyptus tereticornis</i> , <i>Lophostemon suaveolens</i> woodland on coastal alluvial plains
12.3.5	<i>Melaleuca quinquenervia</i> open-forest on coastal alluvial plains
12.3.3	<i>Eucalyptus tereticornis</i> woodland to open forest on alluvial plains
12.3.11	<i>Eucalyptus siderophloia</i> , <i>Eucalyptus tereticornis</i> , <i>Corymbia intermedia</i> open forest on alluvial plains usually near coast
12.3.1	Gallery rainforest (notophyll vine forest) on alluvial plains
12.12.28	<i>Eucalyptus moluccana</i> open forest on Mesozoic to Proterozoic igneous rocks
12.12.14	Shrubby woodland usually of rocky near coastal areas on Mesozoic to Proterozoic igneous rocks
12.12.12	<i>Eucalyptus tereticornis</i> , <i>Eucalyptus crebra</i> or <i>Eucalyptus siderophloia</i> , <i>Lophostemon suaveolens</i> open forest on granite
12.11.8	<i>Eucalyptus melanophloia</i> , <i>Eucalyptus crebra</i> woodland on metamorphics +/- interbedded volcanics
12.11.5j	Woodland to open forest of <i>Eucalyptus racemosa</i> subsp. <i>racemosa</i> and/or <i>Eucalyptus seeana</i> . Other characteristic species include <i>Lophostemon suaveolens</i> , <i>Corymbia intermedia</i> , <i>Eucalyptus siderophloia</i> , <i>Corymbia citriodora</i> , <i>Eucalyptus pilularis</i> on low-altitude coastal metamorphics around Brisbane. <i>Melaleuca quinquenervia</i> may be present and at times becomes locally co-dominant. Occurs on Palaeozoic and older moderately to strongly deformed and metamorphosed sediments and interbedded volcanics.
12.11.5a	Open forest of <i>Eucalyptus tindaliae</i> , <i>Eucalyptus carnea</i> +/- <i>Corymbia citriodora</i> subsp. <i>variegata</i> , <i>Eucalyptus crebra</i> , <i>Eucalyptus major</i> , <i>Eucalyptus helidonica</i> , <i>Corymbia henryi</i> , <i>Angophora woodsiana</i> , <i>Corymbia trachyphloia</i> (away from the coast) or <i>Eucalyptus siderophloia</i> , <i>Eucalyptus microcorys</i> , <i>Eucalyptus racemosa</i> subsp. <i>Racemosa</i> , <i>Eucalyptus propinqua</i> (closer to the coast). Occurs on Palaeozoic and older moderately to strongly deformed and metamorphosed sediments and interbedded volcanics.
12.11.14	<i>Eucalyptus crebra</i> , <i>Eucalyptus tereticornis</i> woodland on metamorphics +/-interbedded volcanics
12.1.1	<i>Casuarina glauca</i> open forest on margins of marine clay plains
12.1.2	Saltpan vegetation including grassland, herbland and sedgeland on marine clay plains.
12.11.1	Simple notophyll vine forest often with abundant <i>Archontophoenix cunninghamiana</i> (gully vine forest) on metamorphics +/- interbedded volcanics.
12.11.10	Notophyll vine forest +/- <i>Arucucaria cunninghamii</i> on metamorphics +/- interbedded volcanics
12.11.11	<i>Araucarian microphyll</i> vine forest on metamorphics +/- interbedded volcanics

12.11.18	<i>Eucalyptus moluccana</i> woodland on metamorphics +/- interbedded volcanics. Usually higher altitudes.
12.11.9	<i>Eucalyptus tereticornis</i> subsp. <i>Tereticornis</i> subsp. <i>basaltica</i> open forest on metamorphics +/- interbedded volcanics. Usually higher altitudes.
12.12.13	<i>Araucarian Complex microphyll</i> to <i>notophyll</i> vine forest on Mesozoic to Proterozoic igneous rocks.
12.12.19x2	Vegetation complex of rocky headlands on sedimentary rocks.
12.12.3	Open forest complex with <i>Corymbia citriodora</i> subsp. <i>variegata</i> , <i>Eucalyptus siderophloia</i> or <i>E.crebra</i> , <i>E.major</i> , <i>E.acmenoides</i> or <i>E. helidonica</i> on Mesozoic to proterozoic igneous rocks.
12.2.5	<i>Corymbia intermedia</i> +/- <i>Lophostemon confertus</i> +/- <i>Banksia</i> spp. +/- <i>Callitris columellaris</i> open forest on beach ridges
12.2.7	<i>Melaleuca quinquenervia</i> open forest on sand plains.
12.3.11a	<i>Eucalyptus tereticornis</i> and/or <i>E. siderophloia</i> open forest with vine forest understory on alluvial plains.
12.3.11b	<i>Eucalyptus tereticornis</i> and <i>E. racemosa</i> subsp. <i>racemosa</i> open forest often with shrub layer of <i>Melaleuca nodosa</i> on alluvial plains.
12.3.3a	<i>Eucalyptus crebra</i> , <i>E. tereticornis</i> , <i>Corymbia tessellaris</i> , <i>C. citriodora</i> subsp. <i>variegata</i> woodland to open forest usually on high level Quaternary alluvium.
12.3.3d	<i>Eucalyptus moluccana</i> woodland on Quaternary alluvium
12.3.5a	<i>Melaleuca quinquenervia</i> , <i>Casuarina glauca</i> +/- <i>Eucalyptus tereticornis</i> , <i>E. siderophloia</i> open forest on low coastal alluvial plains
12.3.7c	Billabongs and ox-bow lakes containing either permanent or periodic water bodies
12.5.13a	<i>Microphyll</i> to <i>notophyll</i> vine forest +/- <i>Araucaria cunninghamii</i> on remnant Tertiary surfaces
12.5.1g	<i>Eucalyptus planchoniana</i> and/or <i>E. baileyana</i> dominated woodland to open forest on remnant Tertiary surfaces
12.5.2a	<i>Corymbia intermedia</i> , <i>Eucalyptus tereticornis</i> woodland on remnant Tertiary surfaces, usually in coastal areas with deep red soils
12.5.2b	<i>Eucalyptus tereticornis</i> +/- <i>Corymbia intermedia</i> , <i>Lophostemon suaveolens</i> and <i>C. citriodora</i> subsp. <i>variegata</i> open forest on sub-coastal remnant Tertiary surfaces usually with deep red soils
12.5.4a	<i>Melaleuca quinquenervia</i> woodland on complex of remnant Tertiary surfaces and Cainozoic and Mesozoic sediments
12.5.6b	<i>Eucalyptus siderophloia</i> , <i>Corymbia intermedia</i> , <i>E. propinqua</i> or <i>E. major</i> open forest on remnant Tertiary surfaces. Usually deep red soils

12.5.7	<i>Corymbia citriodora</i> subsp. <i>variegata</i> +/- <i>Eucalyptus crebra</i> , <i>E. helidonica</i> or <i>E. carnea</i> open forest on remnant Tertiary surfaces. Usually deep red soils
12.5.7b	<i>Eucalyptus moluccana</i> open forest on complex of remnant Tertiary surface and Tertiary sedimentary rocks
12.5.7c	<i>Corymbia henryi</i> and/or <i>Eucalyptus fibrosa</i> subsp. <i>fibrosa</i> +/- <i>C. citriodora</i> subsp. <i>variegata</i> , <i>E. major</i> , <i>E. carnea</i> open forest on a complex of remnant Tertiary surfaces and Tertiary sedimentary rocks
12.5.9a	<i>Melaleuca nodosa</i> low open forest on remnant Tertiary surfaces
12.8.17	<i>Eucalyptus melanophloia</i> +/- <i>E. crebra</i> , <i>E. tereticornis</i> , <i>Corymbia tessellaris</i> woodland on Cainozoic igneous rocks
12.8.20	Shrubby woodland with <i>Eucalyptus racemosa</i> subsp. <i>racemosa</i> on Cainozoic igneous rocks
12.8.3	Complex <i>notophyll</i> vine forest on Cainozoic igneous rocks. Altitude <600m
12.9-10.17a	<i>Lophostemon</i> spp. dominated open forest on sedimentary rocks
12.9-10.17b	<i>Corymbia citriodora</i> subsp. <i>variegata</i> mixed open forest on Cainozoic and Mesozoic sediments
12.9-10.17c	<i>Eucalyptus carnea</i> and/or <i>E. tindaliae</i> and/or <i>E. helidonica</i> open forest on Cainozoic and Mesozoic sediments
12.9-10.17d	Open forest generally containing <i>Eucalyptus siderophloia</i> , <i>E. propinqua</i> , <i>Corymbia intermedia</i> on sedimentary rocks
12.9-10.19a	<i>Corymbia henryi</i> and/or <i>Eucalyptus fibrosa</i> subsp. <i>fibrosa</i> open forest on sedimentary rocks
12.9-10.22	Closed sedgeland/shrubland on sedimentary rocks. Generally coastal

Table 8.2.4.3.C—Significant flora species

Significant flora species are:

- those listed as extinct, endangered or vulnerable under the *Environmental Protection and Biodiversity Conservation Act 1999*;
- those listed as extinct, endangered, vulnerable or near threatened under the *Nature Conservation Act 1992*;
- those identified as being of city-wide significance within the Brisbane local government area, because they are uncommon, have restricted distribution, are in decline, at risk of local extinction, at the limit of their range or of a disjunct population.

Species name	Common name
<i>Acacia attenuate</i>	whipstick wattle

<i>Acacia baueri</i> subsp. <i>baueri</i>	no common name or plant group
<i>Acacia hispidula</i>	hairy wattle
<i>Acacia juncifolia</i>	rush-leaved wattle
<i>Acacia quadrilateralis</i>	wattle
<i>Acacia mariae</i>	golden-top wattle
<i>Acomis acoma</i>	daisy
<i>Acrostichum aureum</i>	leather fern
<i>Adriana tomentosa</i> var. <i>tomentose</i>	woolly bitterbush
<i>Angophora woodsiana</i>	smudgee
<i>Astrotricha umbrosa</i>	no common name or plant group
<i>Austromyrtus glabra</i>	no common name or plant group
<i>Avicennia marina</i> subsp. <i>Australasica</i>	grey mangrove
<i>Baeckea diosmifolia</i>	fringed baeckea
<i>Banksia oblongifolia</i>	dwarf banksia
<i>Banksia spinulosa</i> var. <i>collina</i>	golden candlesticks
<i>Baumea acuta</i>	pale twig rush
<i>Boronia polygalifolia</i>	dwarf boronia
<i>Boronia rosmarinifolia</i>	forest boronia
<i>Brasenia schreberi</i>	water shield
<i>Capparis velutina</i>	velvet-leaved caper berry
<i>Cassinia compacta</i>	tall cassinia

<i>Chamaecrista concinna</i>	no common name or plant group
<i>Choricarpia leptopetala</i>	brown myrtle
<i>Choricarpia subargentea</i>	giant ironwood
<i>Corchorus cunninghamii</i>	native jute
<i>Corymbia citriodora</i> subsp. <i>variegata</i>	spotted gum
<i>Corymbia gummifera</i>	red bloodwood
<i>Corymbia henryi</i>	large-leaf spotted gum
<i>Corymbia intermedia</i>	pink bloodwood
<i>Cupaniopsis shirleyana</i>	wedge-leaved tuckeroo
<i>Cyperus aquatilis</i>	flat sedge
<i>Cyperus semifertilis</i>	missionary nutgrass
<i>Daviesia wyattiana</i>	long-leaved bitter pea
<i>Dillwynia retorta</i> var. <i>phyllicoides</i>	hairy parrot pea
<i>Dipodium Hamiltonianum</i>	yellow hyacinth orchid
<i>Dipodium pulchellum</i>	hyacinth orchid
<i>Dissiliaria baloghioides</i>	lancewood
<i>Diuris parvipetala</i>	no common name or plant group
<i>Dodonaea peduncularis</i>	stalked hop bush
<i>Drosera binata</i>	fork-leaved sundew
<i>Duringtonia paludosa</i>	no common name or plant group
<i>Echinostephia aculeata</i>	prickly tape vine

<i>Enydra fluctuans</i>	enydra
<i>Epacris obtusifolia</i>	common heath
<i>Eriachne rara</i>	wanderrie grass
<i>Eucalyptus baileyana</i>	Bailey's stringybark
<i>Eucalyptus bancroftii</i>	orange gum
<i>Eucalyptus biturbinata</i>	grey gum
<i>Eucalyptus curtisii</i>	Plunkett mallee
<i>Eucalyptus dura</i>	smooth-branched ironbark
<i>Eucalyptus grandis</i>	flooded gum
<i>Eucalyptus major</i>	Queensland grey gum
<i>Eucalyptus melanophloia</i>	silver-leaf ironbark
<i>Eucalyptus microcorys</i>	tallow wood
<i>Eucalyptus moluccana</i>	gum-topped box
<i>Eucalyptus pilularis</i>	blackbutt
<i>Eucalyptus planchoniana</i>	needlebark stringybark
<i>Eucalyptus propinqua</i>	small-fruited grey gum
<i>Eucalyptus psammitica</i>	sandstone mahogany
<i>Eucalyptus racemosa</i>	scribbly gum
<i>Eucalyptus resinifera</i>	red mahogany
<i>Eucalyptus robusta</i>	swamp mahogany
<i>Eucalyptus saligna</i>	Sydney blue gum

<i>Eucalyptus seeana</i>	narrow leaf red gum
<i>Eucalyptus tereticornis</i>	forest red gum
<i>Eucalyptus tindaliae</i>	Tindale's stringybark
<i>Ficus opposita</i> var. <i>aculeata</i>	sandpaper fig
<i>Fimbristylis acicularis</i>	rush
<i>Flemingia parviflora</i>	flemingia pea
<i>Gahnia clarkei</i>	tall sawsedge
<i>Gossia gonoclada</i>	angle-stemmed myrtle
<i>Gossia inophloia</i>	no common name or plant group
<i>Hakea plurinervia</i>	Queensland hakea
<i>Haloragis exalata</i> subsp. <i>velutina</i>	no common name or plant group
<i>Hernandia bivalvis</i>	grease nut
<i>Hibbertia diffusa</i>	wedge guinea flower
<i>Homalanthus stillingiifolius</i>	small-leaved bleeding heart
<i>Hovea ramulosa</i>	hovea
<i>Hydrocharis dubia</i>	frogbit
<i>Hygrophila angustifolia</i>	karamat
<i>Hypolepis glandulifera</i>	downy ground fern
<i>Isotropis foliosa</i>	no common name or plant group
<i>Keraudrenia</i> sp. (Chermside S.T.Blake 23068)	no common name or plant group
<i>Leptospermum brachyandrum</i>	weeping tea-tree

<i>Lilaeopsis brisbanica</i>	no common name or plant group
<i>Logania pusilla</i>	no common name or plant group
<i>Lomandra obliqua</i>	lomandra
<i>Lophostemon confertus</i>	brush box
<i>Macadamia integrifolia</i>	macadamia nut
<i>Macadamia ternifolia</i>	Maroochie nut
<i>Macrozamia lucida</i>	pineapple zamia
<i>Macrozamia macleayi</i>	zamia palm
<i>Macrozamia miquelii</i>	zamia
<i>Marsdenia coronata</i>	no common name or plant group
<i>Marsdenia longiloba</i>	slender marsdenia
<i>Maundia triglochinos</i>	no common name or plant group
<i>Melaleuca decora</i>	decorative paperbark
<i>Melaleuca irbyana</i>	bush-house paperbark
<i>Melichrus procumbens</i>	jam tarts
<i>Mentha diemenica</i>	slender mint
<i>Micrantheum ericoides</i>	no common name or plant group
<i>Myriophyllum latifolium</i>	milfoil
<i>Notelaea lloydii</i>	narrow-leaved mock-olive
<i>Nothoalsomitra suberosa</i>	corky cucumber
<i>Owenia venosa</i>	crow's apple

<i>Pararistolochia praevenosa</i>	Richmond birdwing vine
<i>Parsonsia brisbanensis</i>	Brisbane parsonsia
<i>Parsonsia eucalyptophylla</i>	gargaloo
<i>Parsonsia lilacina</i>	crisped silkpod
<i>Passiflora herbertiana</i> subsp. <i>herbertiana</i>	native passionfruit
<i>Persicaria elatior</i>	smartweed
<i>Phaius australis</i>	swamp orchid
<i>Phyllanthus microcladus</i>	small-leaved phyllanthus
<i>Picris conyzoides</i>	no common name or plant group
<i>Platylobium formosum</i>	flat pea
<i>Podolobium aciculiferum</i>	needle shaggy pea
<i>Polygala linariifolia</i>	native milkwort
<i>Pomaderris lanigera</i>	woolly pomaderris
<i>Proiphys cunninghamii</i>	Brisbane lily
<i>Pseudovanilla foliata</i>	giant climbing orchid
<i>Pterostylis nigricans</i>	no common name or plant group
<i>Pterostylis scoliosa</i>	no common name or plant group
<i>Pultenaea euchila</i>	orange pultenaea
<i>Pultenaea flexilis</i>	graceful bush-pea
<i>Pultenaea spinosa</i>	spiny bush-pea
<i>Rhinerrhiza divitiflora</i>	raspy root orchid

<i>Rhodomyrtus psidioides</i>	native guava
<i>Ricinoscarpos speciosus</i>	no common name or plant group
<i>Sarcochilus dilatatus</i>	brown butterfly orchid
<i>Scaevola ramosissima</i>	purple fan-flower
<i>Scleria novae-hollandiae</i>	sedge
<i>Solanum mentiens</i>	no common name or plant group
<i>Sophora fraseri</i>	brush sophora
<i>Stylidium tenerum</i>	tiny trigger plant
<i>Symplocos harroldii</i>	hairy hazelwood
<i>Thesium australe</i>	austral toadflax
<i>Triglochin microtuberosum</i>	water ribbons
<i>Viola betonicifolia</i> subsp. <i>betonicifolia</i>	showy violet
<i>Westringia eremicola</i>	slender westringia
<i>Xanthorrhoea fulva</i>	swamp grass tree
<i>Xylomelum salicinum</i>	woody pear
<i>Zieria furfuracea</i> subsp. <i>gymnocarpa</i>	Belmont zieria

Table 8.2.4.3.D—Significant fauna species

Significant fauna species are:

- those listed as extinct, endangered or vulnerable under the *Environmental Protection and Biodiversity Conservation Act 1999*;
- those listed as extinct, endangered, vulnerable or near threatened under the *Nature Conservation Act 1992*;
- those identified as being of city-wide significance within the Brisbane local government area, because they are uncommon, have restricted distribution, are in decline, at risk of local extinction, at the limit of their range or of a disjunct population.

Species name	Common name
Aves (birds)	
<i>Accipiter fasciatus</i>	brown goshawk
<i>Accipiter novaehollandiae</i>	grey goshawk
<i>Erythrotriorchis radiatus</i>	red goshawk
<i>Circus approximans</i>	swamp harrier
<i>Aquila audax</i>	wedge-tailed eagle
<i>Haliaeetus leucogaster</i>	white-bellied sea eagle
<i>Lophoictinia isura</i>	square-tailed kite
<i>Pandion cristatus</i>	osprey
<i>Ninox connivens</i>	barking owl
<i>Ninox strenua</i>	powerful owl
<i>Tyto longimembris</i>	grass owl
<i>Tyto novaehollandiae</i>	masked owl
<i>Tyto tenebricosa tenebricosa</i>	sooty owl
<i>Actitis hypoleucos</i>	common sandpiper
<i>Calidris acuminata</i>	sharp-tailed sandpiper
<i>Calidris ferruginea</i>	curlew sandpiper
<i>Calidris melanotos</i>	pectoral sandpiper
<i>Limicola falcinellus</i>	broad-billed sandpiper
<i>Ardea modesta</i>	eastern great egret

<i>Ardea ibis</i>	cattle egret
<i>Arenaria interpres</i>	ruddy turnstone
<i>Botaurus poiciloptilus</i>	Australasian bittern
<i>Ixobrychus flavicollis</i>	black bittern
<i>Ixobrychus dubius</i>	little bittern
<i>Calidris alba</i>	sanderling
<i>Calidris canutus</i>	red knot
<i>Calidris tenuirostris</i>	great knot
<i>Calidris ruficollis</i>	red-necked stint
<i>Calidris subminuta</i>	long-toed stint
<i>Calidris acuminata</i>	sharp-tailed sandpiper
<i>Charadrius bicinctus</i>	double-banded plover
<i>Charadrius leschenaultii</i>	greater sand plover
<i>Charadrius mongolus</i>	lesser sand plover
<i>Charadrius veredus</i>	oriental plover
<i>Pluvialis dominica</i>	American golden plover
<i>Pluvialis fulva</i>	Pacific golden plover
<i>Pluvialis squatarola</i>	grey plover
<i>Ephippiorhynchus asiaticus</i>	black-necked stork
<i>Erythronyx cinctus</i>	red-kneed dotterel
<i>Grus rubicunda</i>	brolga

<i>Haematopus fuliginosus</i>	sooty oystercatcher
<i>Limnodromus semipalmatus</i>	Asian dowitcher
<i>Limosa lapponica</i>	bar-tailed godwit
<i>Limosa limosa</i>	black-tailed godwit
<i>Burhinus grallarius</i>	bush stone-curlew
<i>Numenius madagascariensis</i>	eastern curlew
<i>Numenius minutus</i>	little curlew
<i>Esacus neglectus</i>	beach stone-curlew
<i>Numenius phaeopus</i>	whimbrel
<i>Philomachus pugnax</i>	ruff
<i>Plegadis falcinellus</i>	glossy ibis
<i>Porzana fluminea</i>	Australian spotted crane
<i>Porzana pusilla</i>	Baillon's crane
<i>Porzana tabuensis</i>	spotless crane
<i>Lewinia pectoralis</i>	Lewin's rail
<i>Gallinago hardwickii</i>	Latham's snipe
<i>Rostratula australis</i>	painter snipe
<i>Chlidonias leucopterus</i>	white-winged black tern
<i>Sternula albifrons</i>	little tern
<i>Onychoprion anaethetus</i>	bridled tern
<i>Thalasseus bengalensis</i>	lesser crested tern

<i>Hydroprogne caspia</i>	Caspian tern
<i>Sterna hirundo</i>	common tern
<i>Sterna sumatrana</i>	black-naped tern
<i>Gelochelidon nilotica</i>	gull-billed tern
<i>Tringa brevipes</i>	grey-tailed tattler
<i>Tringa incana</i>	wandering tattler
<i>Tringa nebularia</i>	common greenshank
<i>Tringa glareola</i>	wood sandpiper
<i>Tringa stagnatilis</i>	marsh sandpiper
<i>Xenus cinereus</i>	terek sandpiper
<i>Zoothera lunulata</i>	Bassian thrush
<i>Anas castanea</i>	chestnut teal
<i>Anseranas semipalmata</i>	magpie goose
<i>Nettapus coromandelianus</i>	cotton pygmy-goose
<i>Tadorna radjah</i>	radjah shelduck
<i>Calyptorhynchus banksii</i>	red-tailed black-cockatoo
<i>Calyptorhynchus funereus</i>	yellow-tailed black-cockatoo
<i>Calyptorhynchus lathami</i>	glossy black-cockatoo
<i>Cyclopsitta diophthalma coxeni</i>	Coxen's fig-parrot
<i>Lathamus discolor</i>	swift parrot
<i>Pezoporus wallicus wallicus</i>	ground parrot

<i>Acanthiza lineata</i>	striated thornbill
<i>Acanthiza reguloides</i>	buff-rumped thornbill
<i>Ailuroedus crassirostris</i>	green catbird
<i>Amauornis moluccana</i>	pale-vented bush-hen
<i>Apus pacificus</i>	fork-tailed swift
<i>Chthonicola sagittata</i>	speckled warbler
<i>Cinclosoma punctatum</i>	spotted quail-thrush
<i>Excalfactoria chinensis</i>	king quail
<i>Turnix maculosus</i>	red-backed button-quail
<i>Turnix melanogaster</i>	black-breasted button-quail
<i>Turnix velox</i>	little button-quail
<i>Orthonyx temminckii</i>	logrunner
<i>Pitta versicolor</i>	noisy pitta
<i>Climacteris erythrops</i>	red-browed treecreeper
<i>Cormobates leucophaea</i>	white-throated treecreeper
<i>Coracina lineata</i>	barred cuckoo-shrike
<i>Cuculus optatus</i>	oriental cuckoo
<i>Daphoenositta chrysoptera</i>	varied sittella
<i>Eurostopodus mystacalis</i>	white-throated nightjar
<i>Falcunculus frontatus</i>	crested shrike-tit
<i>Gerygone mouki</i>	brown gerygone

<i>Hirundapus caudacutus</i>	white-throated needle-tail
<i>Lichenostomus melanops</i>	yellow-tufted honeyeater
<i>Melithreptus gularis</i>	black-chinned honeyeater
<i>Phylidonyris niger</i>	white-cheeked honeyeater
<i>Lopholaimus antarcticus</i>	topknot pigeon
<i>Ptilinopus magnificus</i>	wompoo fruit-dove
<i>Ptilinopus regina</i>	rose-crowned fruit-dove
<i>Ptilinopus superbus</i>	superb fruit-dove
<i>Merops ornatus</i>	rainbow bee-eater
<i>Menura alberti</i>	Albert's lyrebird
<i>Microeca fascians</i>	jacky winter
<i>Carterornis leucotis</i>	white-eared monarch
<i>Monarcha melanopsis</i>	black-faced monarch
<i>Symposiachrus trivirgatus</i>	spectacled monarch
<i>Myiagra alecto</i>	shining flycatcher
<i>Myiagra cyanoleuca</i>	satin flycatcher
<i>Podargus ocellatus plumiferus</i>	plumed frogmouth
<i>Pomatostomus temporalis</i>	grey-crowned babbler
<i>Ptiloris paradiseus</i>	paradise riflebird
<i>Sericornis citreogularis</i>	yellow-throated scrubwren
<i>Sericornis magnirostra</i>	large-billed scrubwren

<i>Sericulus chrysocephalus</i>	regent bowerbird
<i>Smicrornis brevirostris</i>	weebill
<i>Struthidea cinerea</i>	apostlebird
<i>Tregellasia capito</i>	pale-yellow robin
<i>Hirundo rustica</i>	barn swallow
Mammalia (mammals)	
<i>Phascolarctos cinereus</i>	koala
<i>Tachyglossus aculeatus</i>	short-beaked echidna
<i>Ornithorhynchus anatinus</i>	platypus
<i>Dasyurus maculatus maculatus</i>	spotted-tailed quoll (southern subspecies)
<i>Auromomus australis</i>	white-striped freetail bat
<i>Chalinolobus dwyeri</i>	large-eared pied bat
<i>Chalinolobus picatus</i>	little pied bat
<i>Kerivoula papuensis</i>	golden-tipped bat
<i>Miniopterus australis</i>	little bent-wing bat
<i>Miniopterus schreibersii oceanensis</i>	eastern bent-wing bat
<i>Mormopterus norfolkensis</i>	east coast freetail bat
<i>Nyctimene robinsoni</i>	eastern tube-nosed bat
<i>Nyctophilus gouldi</i>	Gould's long-eared bat
<i>Nyctophilus corbeni</i>	eastern long-eared bat
<i>Rhinolophus megaphyllus</i>	eastern horseshoe-bat

<i>Saccolaimus flaviventris</i>	yellow-bellied sheathtail bat
<i>Scoteanax rueppellii</i>	greater broad-nosed bat
<i>Syconycteris australis</i>	eastern blossom bat
<i>Vespadelus pumilus</i>	eastern forest bat
<i>Falsistrellus tasmaniensis</i>	eastern false pipistrelle
<i>Myotis macropus</i>	southern myotis
<i>Pteropus alecto</i>	black flying-fox
<i>Pteropus poliocephalus</i>	grey-headed flying-fox
<i>Pteropus scapulatus</i>	little red flying-fox
<i>Trichosurus caninus</i>	short-eared possum
<i>Acrobates pygmaeus</i>	feathertail glider
<i>Petaurus australis australis</i>	yellow-bellied glider (southern subspecies)
<i>Petaurus breviceps</i>	sugar glider
<i>Petaurus norfolcensis</i>	squirrel glider
<i>Petauroides volans</i>	greater glider
<i>Phascogale tapoatafa</i>	brush-tailed phascogale
<i>Antechinus flavipes</i>	yellow-footed antechinus
<i>Antechinus subtropicus</i>	subtropical antechinus
<i>Planigale maculata</i>	common planigale
<i>Macropus dorsalis</i>	black-striped wallaby
<i>Macropus parryi</i>	whiptail wallaby

<i>Wallabia bicolor</i>	swamp wallaby
<i>Macropus giganteus</i>	eastern grey kangaroo
<i>Thylogale stigmatica</i>	red-legged pademelon
<i>Thylogale thetis</i>	red-necked pademelon
<i>Melomys cervinipes</i>	fawn-footed melomys
<i>Aepyprymnus rufescens</i>	rufous bettong
<i>Sminthopsis murina</i>	common dunnart
<i>Perameles nasuta</i>	long-nosed bandicoot
<i>Potorous tridactylus tridactylus</i>	long-nosed potoroo
<i>Pseudomys gracilicaudatus</i>	eastern chestnut mouse
<i>Xeromys myoides</i>	water mouse
<i>Rattus fuscipes</i>	bush rat
<i>Rattus lutreolus</i>	swamp rat
<i>Rattus tunneyi</i>	pale field-rat
Reptilia (reptiles)	
<i>Amphibolurus nobbi</i>	no common name
<i>Antaresia maculosa</i>	no common name
<i>Carlia munda</i>	no common name
<i>Carlia schmeltzii</i>	no common name
<i>Acanthophis antarcticus</i>	common death adder
<i>Demansia vestigiata</i>	black whip snake

<i>Hoplocephalus bitorquatus</i>	pale-headed snake
<i>Hoplocephalus stephensii</i>	Stephen's banded snake
<i>Pseudechis guttatus</i>	spotted black snake
<i>Pseudechis porphyriacus</i>	red-bellied black snake
<i>Tropidechis carinatus</i>	rough-scaled snake
<i>Oxyuranus scutellatus</i>	taipan
<i>Vermicella annulata</i>	bandy-bandy
<i>Chelodina expansa</i>	broad-shelled river turtle
<i>Chelodina longicollis</i>	eastern snake-necked turtle
<i>Ctenotus arcanus</i>	arcane striped skink
<i>Delma plebeia</i>	common delma
<i>Delma torquata</i>	collared delma
<i>Bellatorias major</i>	land mullet
<i>Bellatorias frerei</i>	major skink
<i>Egernia striolata</i>	tree skink
<i>Erotioscincus graciloides</i>	elf skink
<i>Eulamprus murrayi</i>	Murray's skink
<i>Lampropholis couperi</i>	Couper's skink
<i>Morethia taeniopleura</i>	fire-tailed skink
<i>Ophioscincus ophioscincus</i>	a legless burrowing skink
<i>Oedura sp. cf rhombifera</i>	velvet gecko

<i>Oedura tryoni</i>		southern spotted velvet gecko
<i>Underwoodisaurus millii</i>		thick-tailed gecko
<i>Chlamydosaurus kingii</i>		frilled lizard
<i>Pygopus lepidopodus</i>		common scaly-foot
<i>Varanus gouldii</i>		sand monitor
<i>Varanus varius</i>	lace monitor	
Amphibia (amphibians)		
<i>Adelotus brevis</i>		tusked frog
<i>Crinia tinnula</i>		wallum froglet
<i>Cyclorana alboguttata</i>		greenstripe frog
<i>Limnodynastes salmini</i>		salmon striped frog
<i>Limnodynastes tasmaniensis</i>		spotted grassfrog
<i>Litoria brevipalmata</i>		green thighed frog
<i>Litoria freycineti</i>		wallum rocketfrog
<i>Litoria olongburensis</i>		wallum sedgefrog
<i>Litoria wilcoxii</i>		stony creek frog
<i>Litoria pearsoniana</i>		cascade treefrog
<i>Litoria taylori</i>		southern laughing treefrog
<i>Mixophyes fasciolatus</i>		great barred frog
<i>Pseudophryne major</i>		great brown broodfrog
<i>Taudactylus diurnus</i>		southern dayfrog

<i>Uperoleia laevis</i>	eastern gungan
<i>Uperoleia rugosa</i>	chubby gungan
Actinopterygii (ray-finned fish)	
<i>Ambassis agassizii</i>	Agassiz's glassfish
<i>Craterocephalus marjoriae</i>	Marjorie's hardyhead
<i>Craterocephalus stercusmuscarum</i>	fly-specked hardyhead
<i>Glossamia aprion</i>	mouth almighty
<i>Gobiomorphus australis</i>	striped gudgeon
<i>Hypseleotris klunzingeri</i>	western carp gudgeon
<i>Maccullochella sp.</i>	Brisbane river cod
<i>Mogurnda adspersa</i>	purple spotted gudgeon
<i>Nannoperca oxleyana</i>	oxleyan pygmy-perch
<i>Neoceratodus forsteri</i>	Queensland lungfish
<i>Philypnodon grandiceps</i>	flathead gudgeon
<i>Philypnodon macrostomus</i>	dwarf flathead gudgeon
<i>Porochilus rendahli</i>	Rendahl's catfish
<i>Pseudomugil mellis</i>	honey blue eye
<i>Retropinna semoni</i>	Australian smelt
<i>Rhadinocentrus ornatus</i>	soft-spined sunfish
Chondrichthyes (cartilaginous fish)	
<i>Dasyatis fluviorum</i>	estuary stingray

Malacostraca (class of crustaceans)	
<i>Euastacus setosus</i>	Mt Glorious spiny crayfish

8.2.6 Coastal hazard overlay code

8.2.6.1 Application

1. This code applies to assessing development in the Coastal hazard overlay, if:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
 - b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - c. impact assessable development.
2. Land in the Coastal hazard overlay is identified on the Coastal hazard overlay map and is included in the following sub-categories:
 - a. Erosion prone area — coastal erosion sub-category;
 - b. Erosion prone area — permanent inundation due to sea-level rise at 2100 sub-category;
 - c. High storm-tide inundation area sub-category;
 - d. Medium storm-tide inundation area sub-category;
 - e. Coastal management district sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Editor's note—Where land is identified within a flood planning area on the Flood overlay map, and is identified within a storm-tide inundation area on the Coastal hazard overlay map, the assessment benchmark that provides the highest level of protection from any source of flooding applies.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- coastal hazard assessment or evacuation, guidance is provided in the Coastal hazard planning scheme policy;
- flood risk assessment and flood immunity for reconfiguring a lot, guidance is provided in the Flood planning scheme policy;
- handling or storage of hazardous materials, guidance is provided in the Management of hazardous chemicals in flood affected areas planning scheme policy.
- standards and specifications for public assets in a park, guidance is provided in the Infrastructure design planning scheme policy.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

8.2.6.2 Purpose

1. The purpose of the Coastal hazard overlay code is to:
 - a. Implement the policy direction in the Strategic framework, in particular:
 - i. Theme 2: Brisbane's outstanding lifestyle, and Element 2.3 — Brisbane's healthy and safe communities;
 - ii. Theme 3: Brisbane's clean and green leading environmental performance, and Element 3.3 — Brisbane's adaptation approaches;

- iii. Theme 4: Brisbane's highly effective transport and infrastructure networks, and Element 4.3 — Brisbane's coordinated infrastructure planning and delivery.
- b. Provide for the assessment of the suitability of development in the Coastal hazard overlay.
- 2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development minimises exposure of people and property to unacceptable risks from coastal hazards including storm-tide and permanent tidal inundation.
 - b. Development and infrastructure mitigates the risk of impacts from coastal hazard through its location, siting, design, construction and operation whilst maintaining amenity.
 - c. Development does not compromise the ability of the city's counter-disaster response capacity during a coastal hazard emergency.
 - d. Development provides for efficient evacuation and access for evacuation resources including emergency services during coastal hazard events or otherwise plans for the prospect and impact of isolation or hindered evacuation due to flooding from storm-tide and tidal inundation.
 - e. Development involving essential community infrastructure remains functional during and immediately after a coastal hazard event.
 - f. Development ensures that essential building services or services essential for the development are designed, located and operated to minimise the coastal hazard risk to people, minimise damage to property, disruption to building function and the re-establishment time after a storm-tide or tidal inundation event.
 - g. Development ensures that emergency management plans respond to the number and capacity of future users of the development to safely participate in emergency measures such as evacuation.
 - h. Development involving hazardous materials manufactured, handled or stored in bulk does not adversely impact on public safety and the environment as a result of the impacts of storm-tide and tidal inundation.
 - i. Development does not cause or increase adverse impacts on other premises from coastal hazard.
 - j. Development does not impact adversely on the ability of adjoining sites to implement future coastal hazard mitigation measures.
 - k. Development and infrastructure avoids or mitigates the impacts of predictable future coastal hazard due to increases in sea-level rise and cyclonic intensity.
 - l. Development in areas subject to coastal hazards protects biodiversity, the integrity of environmental networks and coastal resources.
 - m. Development prioritises, in order, the safety of people, protection of public infrastructure and protection of private property, in the management of the economic, social and environmental impacts of coastal hazards.
 - n. Development is designed and operated to withstand coastal hazards in order to avoid or defer the need for emergency assistance.
 - o. Development does not rely on Council undertaking specific coastal hazard mitigation actions or uncommitted future provision of services or infrastructure to ensure the protection of people, property or infrastructure, unless identified through an adaption strategy.

8.2.6.3 Performance outcomes and acceptable outcomes

Table 8.2.6.3.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 for a dwelling house including a secondary dwelling		
PO1 Development involving any habitable or non-habitable part of the dwelling house, including any secondary dwelling, is: a. located and designed to minimise the risk to people and structures from coastal hazards; b. located to minimise amenity impacts, disruption to residents, recovery time and rebuilding and restoration costs after a coastal hazard event.	AO1 Development for a dwelling house including, any secondary dwelling, complies with the flood planning levels in Table 8.2.6.3.B. Editor's note—Information about flooding from storm tide is provided in Council's FloodWise Property Report.	Not Applicable. The subject application is Impact Assessable.
Section B—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house		
PO2 Development other than for a park is located and designed to: a. minimise the risk to all persons from coastal hazards; b. minimise flood damages to the development and contents of buildings; c. provide suitable amenity; d. minimise disruption to residents, recovery time, and rebuilding or restoration costs after coastal hazard events.	AO2 Development achieves minimum flood planning levels consistent with Table 8.2.6.3.C. Editor's note—Information about flooding from storm tide is provided in Council's FloodWise Property Report.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).
PO3 Development for a park ensures that the design of the park and location of structures and facilities responds to coastal hazards and balances the safety of intended users with: a. maintaining continuity of operations; b. impacts of flooding on asset life and ongoing maintenance costs; c. efficient recovery after flood events; d. recreational benefits to the city;	AO3 Development involving a building or structure in a park: a. complies with the minimum flood planning levels in Table 8.2.6.3.C; or b. is not located below the 20% AEP storm-tide level if Table 8.2.6.3.C does not apply to the type of structure.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).

e. availability of suitable land within the park. Note—The Infrastructure design planning scheme policy provides more detail on standards and specifications for public assets.		
Section C—If assessable development other than for a dwelling house		
General		
PO4 Development has access which provides for safe vehicular and pedestrian movement in the development, including emergency services access during and after a coastal hazard event.	AO4 Development locates access points and driveways in the flood free area (or the area of the lowest flood risk) of the site.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).
PO5 Development for pedestrian and cyclist paths: a. provides a suitable level of trafficability; b. manages the impacts of flooding on asset life and ongoing maintenance costs; c. balances route availability with recreational and transport connectivity benefits to the city.	AO5.1 Development for off-road pedestrian and cyclist paths: a. is not located in the Erosion prone area — coastal erosion subcategory; or b. complies with the minimum flood planning levels in Table 8.2.6.3.H. Note—If the site is subject to more than 1 type of flooding, the requirement that affords the highest flood planning level will apply. AO5.2 All new on-road cyclist and pedestrian facilities comply with the road flood immunity and trafficability standards for the applicable category of road in Table 8.2.6.3.H or Table 8.2.6.3.I	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).
PO6 Development does not: a. impact adversely on the safety or amenity of an adjoining site; b. impact adversely on the ability of others to implement future coastal hazard adaptation actions.	AO6 Development does not concentrate, intensify or divert floodwater, erosion impacts or cause nuisance ponding onto other premises.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).
PO7 Development involving essential electrical services or a	AO7.1 Development ensures that:	Not Applicable. The proposal seeks approval for the reconfiguration of

basement storage area is suitably located and designed to ensure public safety and minimise the need for flood recovery and economic consequences of damage during a flood.	a. all essential electrical services comply with the flood planning levels in Table 8.2.6.3.C; or b. if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water and all entry points and services are located at or above the relevant flood immunity level in Table 8.2.6.3.C. Note—A basement storage area is a basement-level area for private storage, other than a bike storage room, change room, building maintenance storage and non-critical electrical services. AO7.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood, provides an appropriately flood protected backup power source for those pumps.	a lot (boundary realignment – 2 lots into 2 lots).
PO8 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: a. protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; b. securing above-ground tanks against flotation and lateral movement; c. preventing damage to pipework or entry of floodwater into pipework; d. preventing damage to or off-site release of packages, drums or containers. Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A pump drainage system is not an acceptable measure to meet the performance outcome.	AO8.1 Development does not include the storage or handling of hazardous chemicals that exceed the hazardous chemicals flood hazard threshold quantities in Table 8.2.6.3.J. AO8.2 Development involving the processes listed in Table 8.2.6.3.F is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a coastal hazard. Note—The Management of hazardous chemicals in flood affected areas planning scheme policy sets out further information and processes including risk assessment for the management of hazardous chemicals in coastal hazard areas.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).

Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO9 Development involving essential community infrastructure: a. maintains function during and immediately after a coastal hazard event or is part of a network that is able to maintain the function of the essential community infrastructure without parts of the development which are unable to function during a coastal hazard event; b. is designed and sited to avoid adverse impacts on the community or the environment due to the impacts of coastal hazard on infrastructure, facilities or access and egress routes; c. retains site access necessary to maintain function of the development during a coastal hazard event; d. maintains function or is part of a network which is able to remain functional even when other infrastructure may be compromised in a flood event; e. contains mitigation measures which are not entirely dependent on human activation to respond to a flood event.	AO9 Development involving essential community infrastructure: a. is ancillary and is not relied upon for the provision of the essential service during a coastal hazard event; or b. is located above the flood immunity levels set out in Table 8.2.6.3.E; c. has access to, or provides, the necessary backup emergency electricity and communications supply in times of flood; d. if the essential community infrastructure has a city-wide emergency function, that part of the development is not located in an area that becomes isolated by a flood up to the event listed for that development type in Table 8.2.6.3.E.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).
Additional performance outcomes and acceptable outcomes for vulnerable uses, difficult to evacuate uses or assembly uses		
PO10 Development for vulnerable or difficult to evacuate uses and assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by coastal hazard. Note—A coastal hazard risk assessment may be required to address the performance outcome or acceptable outcome that deals with evacuation and isolation arrangements, and the ability to take refuge in	AO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses: a. is not isolated in any event up to the relevant flood planning level as specified in Table 8.2.6.3.D; or b. is supported by a critical route or interim critical	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).

place. Editor's note—Further guidance for risk assessment is contained in the Coastal hazard planning scheme policy and the Flood planning scheme policy.	route identified in the Critical infrastructure and movement network overlay; or c. can achieve vehicular evacuation to a suitable coastal hazard-free location. Note—A suitable coastal hazard-free location is of a size and nature appropriate to provide for the size and characteristics of the population likely to need evacuation to that area.	
Section D—If for reconfiguring a lot		
General		
PO11 Development locates and designs all lots and roads resulting from reconfiguring a lot to: - ensure the safety of people; - minimise damage to property and services; - facilitate safe and efficient evacuation; - avoid isolation during a coastal hazard event; - provide suitable amenity in that it is not frequently flooded or subject to tidal inundation, or nuisance ponding. Note— - Consideration of the 0.2% AEP flood is relevant to determining an acceptable level of safety for development. - Flood warning time is available for storm-tide flooding. - Filling for flood immunity cannot be assumed to mitigate the flood hazard for a flood event greater than the defined flood event.	AO11.1 Development ensures that the road and lot layout does not create new lots isolated by storm-tide flooding at the defined flood event. AO11.2 Development involving reconfiguring a lot ensures flood immunity for all lots is provided in compliance with Table 8.2.6.3.G.	Complies with AO11.1 and AO11.2. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). More specifically, it is noted that the proposal intends to slightly shift the existing common/shared boundary between the two subject lots further south. In considering this, it is submitted that no new/additional impacts from storm-tide flooding are likely to occur as a result of the proposal. Additionally, it is submitted that each proposed new lot comprises sufficient area above the specified 2.5m AHD, pursuant to table 8.2.6.3.G.
PO12 Development that results in 6 lots or less and no new road provides: - land with sufficient flood immunity to construct a dwelling house; - an open space area that is safe and has suitable amenity in that it is not frequently flooded or subject to tidal inundation, nuisance ponding or seepage;	AO12 Development for reconfiguring a lot that results in 6 lots or less and no new road in the High storm-tide inundation area sub-category or the Medium storm-tide inundation area sub-category provides at least 80% of each new lot at or above the flood planning levels in Table 8.2.6.3.G. Note—This is to ensure that each new lot will not be affected by tidal influences up to the highest astronomical tide event with an allowance for 800mm of sea level increase through climate change. The development will still need to meet the relevant flood immunity	Complies with AO12. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). More specifically, it is noted that the proposal intends to slightly shift the existing common/shared boundary between the two subject lots further south. In considering this, it is submitted that no new/additional impacts from storm-tide flooding are likely to occur as a result of the proposal. Additionally, it is submitted that

c. a lot that is not substantially burdened by a stormwater easement or flood mitigation infrastructure; d. appropriate amenity for any adjoining residential area.	standards.	each proposed new lot comprises sufficient area above the specified 2.5m AHD, pursuant to table 8.2.6.3.G.
PO13 Development provides acceptable flood immunity for its purpose that minimises the risk to people from coastal hazard, creates safe access and evacuation routes, minimises damage to property and services, and provides suitable amenity.	AO13 Development involving reconfiguring a lot that results in more than 6 lots or a new road provides flood immunity for: a. all lots in compliance with Table 8.2.6.3.G; b. a new road in compliance with Table 8.2.6.3.H; c. an existing road fronting the development, or providing primary access within 200m of the development, in compliance with Table 8.2.6.3.I. Note—The Flood planning scheme policy contains supporting information about existing roads and serviceability during floods.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).
PO14 Development involving a new road, bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during storm-tide inundation and allow for emergency access and evacuation.	AO14 Development for a new road provides flood immunity in compliance with Table 8.2.6.3.H.	Not Applicable. The provision/construction of a new road is not proposed.
PO15 Development for pedestrian and cyclist paths: a. provides a suitable level of trafficability; b. manages the impacts of flooding on asset life and ongoing maintenance costs; c. balances route availability with recreational and transport connectivity benefits to the city.	AO15.1 Development for off-road pedestrian and cyclist paths: a. are not located in the Erosion prone area — coastal erosion subcategory; or b. complies with the minimum flood planning levels in Table 8.2.6.3.H. Note—If the site is subject to more than 1 type of flooding, the requirement that affords the highest flood planning level will apply. AO15.2 All new on-road cyclist and pedestrian facilities comply with the road flood immunity and trafficability standards for the applicable category of road in Table 8.2.6.3.H or Table 8.2.6.3.I.	Not Applicable. The provision/construction of pedestrian and/or cycle paths is not proposed.

Section E—If for a material change of use, reconfiguration of a lot or operational works on a premises in an erosion prone area in a coastal management district where the chief executive is not identified as a referral agency under the Regulation Editor's note—Examples of development where the chief executive is not identified as a referral agency under the Regulation include operational work for: • interfering with quarry material, as defined under the Coastal Act, on State coastal land above high-water mark; or • disposing of dredge spoil, or other solid waste material, in tidal water; or • constructing an artificial waterway; or • removing or interfering with coastal dunes on land other than State coastal land, where that operational work only involves: • prescribed tidal works in a canal; or • tidal works that is for the installation, maintenance or repair of overhead cables or lines that extend over tidal water; or • for tidal works that is boring or tunnelling under the bed of tidal water, works that do not disturb the bed of the tidal water.			
PO16 Development does not occur in an erosion prone area within a coastal management district unless the development cannot be feasible located elsewhere and is: a. coastal dependant development; or b. temporary, readily relocatable or able to be abandoned development; or c. essential community infrastructure; or d. minor redevelopment (as defined in the SPP) of an existing permanent building or structure that cannot be relocated or abandoned. The development mitigates the risks to people and property to an acceptable or tolerable level.	AO16 No acceptable outcome is prescribed.	Not Applicable. While the site is mapped as being affected by an Erosion Prone Area, it is not located within the mapped coastal management district.	

Table 8.2.6.3.B—Flood planning levels for a dwelling house

Flooding Source	Minimum ground level for house pad after filling (where filling permitted)	Minimum habitable floor level	Minimum non-habitable floor level — utility areas, garage, laundry and storage room
Storm-tide flooding within the:	2.5m AHD	2.5m AHD + 500mm	2.5m AHD + 300mm

High storm-tide inundation area sub-category; or Medium storm-tide inundation area sub-category	(1% AEP)	(1% AEP + 0.5m)	(1% AEP + 0.3m)
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Note—Where subject to more than one flooding source, the highest immunity level as determined for each case applies.

Table 8.2.6.3.C—Categories of flood planning levels

Flooding Source	Minimum design floor or pavement levels (m, AHD) (refer Table 8.2.6.3.D for assignment of these categories)				
	Category A	Category B	Category C	Category D	Category E
Storm-tide flooding within the: High storm-tide inundation area sub-category; or Medium storm-tide inundation area sub-category	3.1m AHD + 0.5m (1% AEP level at 2100 + 0.5m)	3.1m AHD + 0.3m (1% AEP level at 2100 + 0.3m)	3.1m AHD (1% AEP level at 2100)	2% AEP level	2% AEP level

Note—

- Where the site is subject to more than one flooding source that is storm-tide flooding, overland flow flooding, creek/waterway flooding or river flooding, the minimum flood immunity level is the highest level determined from these sources.
- The Coastal hazard planning scheme policy and Flood planning scheme policy the set out the flood risk assessment process for coastal hazards.

Table 8.2.6.3.D—Flood planning level categories for development types

BCA building classification ⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category refer to Table 8.2.6.3.C
Class 1-4 ⁽⁷⁾	Habitable room ⁽¹⁾	Category A
	Non-habitable room including patio and courtyard	Category B
	Non-habitable part of a Class 2 or Class 3 building excluding the essential services ⁽²⁾ control room	Category B
	Parking located in the building undercroft of a multiple dwelling	Category C

	Carport ⁽⁴⁾ ; unroofed car park; vehicular manoeuvring area	Category D
	Essential electrical services ⁽²⁾ of a Class 2 or Class 3 building only	Category A ⁽⁶⁾
	Basement parking entry ⁽³⁾	Category C + 300mm
Class 5, Class 6, or Class 8	Building floor level	Category C
	Garage or car park located in the building undercroft ⁽³⁾	Category C
	Carport ⁽⁴⁾ or unroofed car park	Category D
	Vehicular access and manoeuvring area	Category D
	Basement parking entry ⁽³⁾	Category C
	Essential electrical services ⁽²⁾	Class 8 — Category C ⁽⁶⁾ Class 5 and 6 — Category A ⁽⁶⁾
Class 7a	Refer to the relevant building class specified in this table	
Class 7b	Building floor level	Category C
	Vehicular access and manoeuvring area	Category D
	Essential electrical services ⁽²⁾	Category C
Class 9 ⁽⁷⁾	Building floor level	Category A
	Building floor level in Class 9a or 9c where for a residential care facility	0.2% AEP flood
	Garage or car park located in the building undercroft ⁽³⁾	Category C
	Carport ⁽⁴⁾ or unroofed car park	Category D
	Vehicular access and manoeuvring area	Category D
	Essential electrical services ⁽²⁾	Category A

Class 10a	Car parking facility	Refer to the relevant building class specified in this table
	Shed ⁽⁵⁾ or the like	Category D
Class 10b	Swimming pool	Category E
	Associated mechanical and electrical pool equipment	Category C
	Other structures	Flood planning levels do not apply

Note—

(1) Refer to Building Code of Australia for definitions of building classifications and habitable rooms.

(2) Essential services include any room used for fire control panel, telephone PABX, sensitive substation equipment, including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift controls. (3) Basement car parks must be suitably waterproofed and all air vents, air-conditioning ducts, pedestrian access and entry and exit ramps into the basement must comply with the applicable flood planning levels in this table.

(4) A shelter for a motor vehicle, which has a roof and one or more open sides, and which can be built against the side of a building.

(5) A slight or rough structure built for shelter and storage; or a large strongly built structure, often open at the sides or end.

(6) Where essential electrical services are proposed in a basement below the specified flood immunity level, the flood immunity of all air vents, air-conditioning ducts, pedestrian access, lift shafts and entry and exit ramps at the basement entrance and any other openings into that basement are to conform with the flood planning levels for Category A for residential development, and the relevant basement entry level of all other uses. To ensure flood immunity, basements require a waterproof design to prevent flood waters entering the basement.

(7) Where a building includes a combination of uses that includes a component of classes 2, 3 or 9, the essential services for that building shall comply with the requirements of the building class with the greatest flood planning level.

Table 8.2.6.3.E—Flood planning levels for essential community infrastructure

Type of essential community infrastructure	Recommended planning levels for storm tide
Community facility where involving storage of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% AEP level
Educational establishment	0.5% AEP level
Emergency services where for an emergency shelter	0.5% AEP level or per Design Guidelines for Queensland Public Cyclone Shelters
Emergency services where for police facilities ⁽¹⁾	0.5% AEP level
Emergency services ⁽¹⁾	0.2% AEP level
Hospitals and health care service where supporting a hospital	0.2% AEP level

Major electricity infrastructure and substations ⁽¹⁾	0.5% AEP level
Major or minor electricity infrastructure not otherwise listed in this table. Telecommunications facilities	No specific recommended level but infrastructure is to be optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the relevant administering public sector entity.
Power stations as defined in the <i>Electricity Act 1994</i> or renewable energy facility	0.2% AEP level
School facilities	0.5% AEP level
Utility installation where for a sewage treatment plant	0.01% AEP level
Utility installation where for a water treatment plant ⁽¹⁾	0.5% AEP level

Note—
(1) This only applies to the electrical and other equipment that if damaged by floodwaters or debris, would prevent the infrastructure from functioning.

Table 8.2.6.3.F—Table of processes requiring additional assessment in a coastal hazard area

Process
(1) Oil refining or processing
(2) Producing, refining or processing gas or fuel gas
(3) Power station, including the activity of generating electricity by using fuel
(4) Producing, quenching, cutting, crushing or grading coke
(5) Waste incinerator, including thermal treatment of waste
(6) Pulp or paper manufacturing
(7) Tannery or works for curing animal skins, hides or finishing leather
(8) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing
(9) Rendering plant, including meat processing
(10) Manufacturing chemicals, poisons and explosives

(11) Manufacturing fertilisers involving ammonia
(12) Manufacturing polyvinyl chloride plastic
(13) Major hazard facilities for the storage and handling of dangerous goods
(14) Storage of hazardous chemicals in quantities exceeding the hazardous chemicals flood hazard threshold in Table 8.2.6.3.J.
(15) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products
(16) Manufacturing or processing plaster
(17) Enamelling workshop
(18) Galvanising works
(19) Anodising or electroplating workshop
(20) Powder-coating workshop
(21) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote
(22) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste
(23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre
(24) Abattoir, including meat processing
(25) Recycling chemicals, oils or solvents
(26) Waste disposal activity (other than waste incinerator), including waste transfer station operation
(27) Recycling, storing or reprocessing regulated waste, including regulated waste treatment
(28) Manufacturing batteries and battery recycling
(29) Drum and container reconditioning
(30) Water treatment

(31) Sewage treatment

Note—Further information and risk assessment concerning hazardous chemicals in coastal management areas is contained in Management of hazardous chemicals in flood affected areas planning scheme policy.

Table 8.2.6.3.G—Flood planning levels for reconfiguring a lot

Flooding type	Minimum lot levels (m AHD)		
	Residential (creating 6 or less lots with no new road)	Residential (creating more than 6 lots), or a new road	Other than residential
Storm-tide flooding within the: High storm-tide inundation area sub-category; or Medium storm-tide inundation area sub-category	80% of each new lot at 2.5m AHD ⁽¹⁾ (1% AEP level)	3.1m AHD + 0.3m (1% AEP flood level at 2100 + 0.3m)	3.1m AHD 1% AEP flood level at 2100

Note—

(1) In addition to providing suitable flood immunity for a dwelling house to be constructed, this will ensure that each new lot will not be affected by tidal influences with an allowance for 800mm of sea level increase to 2100. The minimum area must have direct frontage to a road that will be used for accessing the lot.

Note—Where the site is subject to more than one flooding source the minimum flood planning level is the highest level determined from these sources.

Table 8.2.6.3.H—Flood planning levels for a new road and off-road paths

Flooding type	Minimum design levels at crown of road (m AHD)		Off-road pedestrian and cyclist paths
	Residential development	Industrial or commercial development	
Storm-tide flooding within the: High storm-tide inundation area sub-category; or Medium storm-tide inundation area sub-category	3.1m AHD 1% AEP level at 2100	3.1m AHD 1% AEP level at 2100	HAT + 0.3m ⁽¹⁾

Note—

(1) This is to ensure that new off-road paths will not be affected by highest astronomical tide (HAT) with an allowance for 300mm of sea level increase by 2050.

Note—Where the site is subject to more than one flooding source, the minimum flood planning level is the highest level determined from these sources.

Table 8.2.6.3.I—Flood planning levels for existing road providing access to or fronting a development

Flooding type	Minimum design levels at the crown of the road (m AHD)		
	Local road	Neighbourhood road	District road, suburban road, arterial road
Storm-tide flooding within the: High storm-tide inundation area sub-category; or Medium storm-tide inundation area sub-category	5% AEP	2% AEP	2% AEP

Note—Where the site is subject to more than 1 flooding source the minimum flood planning level is the highest level determined from these sources.

Note—The design standard for an industrial access is the 5% AEP storm-tide level.

Table 8.2.6.3.J — Hazardous chemicals flood hazard threshold

Hazardous chemicals flood hazard threshold means any of the following:
A hazardous chemical listed in schedule 11 of the <i>Work Health and Safety Regulation 2011</i> in a quantity that exceeds a threshold quantity stated in column 5 of schedule 11
A chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code in the Acute I or Chronic I category that exceeds 2500 litres or kilograms
A chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code in the Chronic II category that exceeds 10,000 litres or kilograms
A chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code and assigned to Packing Group III that exceeds 10,000 litres or kilograms
A chemical classified as hazardous to the aquatic environment under the Globally Harmonised System of Classification and Labelling of Chemicals that exceeds 10,000 litres or kilograms

8.2.11 Flood overlay code

8.2.11.1 Application

1. This code applies to assessing development in the Flood overlay, if:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
 - b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - c. impact assessable development.
2. Land in the Flood overlay is identified on the Flood overlay map and is included in the following sub-categories:
 - a. Brisbane River flood planning area 1 sub-category;
 - b. Brisbane River flood planning area 2a sub-category;
 - c. Brisbane River flood planning area 2b sub-category;
 - d. Brisbane River flood planning area 3 sub-category;
 - e. Brisbane River flood planning area 4 sub-category;
 - f. Brisbane River flood planning area 5 sub-category;
 - g. Creek/waterway flood planning area 1 sub-category;
 - h. Creek/waterway flood planning area 2 sub-category;
 - i. Creek/waterway flood planning area 3 sub-category;
 - j. Creek/waterway flood planning area 4 sub-category;
 - k. Creek/waterway flood planning area 5 sub-category;
 - l. Overland flow flood planning area sub-category.

Editor's note—For the purposes of the overlay, the Pine and South Pine rivers are treated as Creek/waterway flood planning area sub-categories.

Note—The Flood overlay is a 'natural hazard area' for the purpose of the State Planning Policy. Within this area, susceptibility to flooding has been identified. The natural hazard area identified on the Flood overlay map may not reflect the full extent of the flood affected area.

3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- management of flood hazard or hydraulic hazard, guidance is provided in the Flood planning scheme policy;
- filling or excavation within the Creek/waterway flood planning area sub-categories, guidance is provided in the Compensatory earthworks planning scheme policy;
- handling or storage of hazardous materials, guidance is provided in the Management of hazardous chemicals in flood affected areas planning scheme policy;
- standards and specifications for public assets in a park, guidance is provided in the Infrastructure design planning scheme policy;
- standards and specifications for stormwater drainage assets, guidance is provided in the Infrastructure design planning scheme policy.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category

and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is required, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

8.2.11.2 Purpose

1. The purpose of the Flood overlay code is to:
 - a. Implement the policy direction in the Strategic framework, in particular:
 - i. Theme 2: Brisbane's outstanding lifestyle, and Element 2.3 — Brisbane's healthy and safe communities;
 - ii. Theme 4: Brisbane's highly effective transport and infrastructure networks, and Element 4.3 — Brisbane's coordinated infrastructure planning and delivery.
 - b. Provide for the assessment of the suitability of development in the Flood overlay.
2. The purpose of the Flood overlay code will be achieved through the following overall outcomes:
 - a. Development minimises exposure of people and property to unacceptable risk from flood hazard in all flood events.
 - b. Development and infrastructure mitigates the flood risk through its location, siting, design, construction and operation whilst maintaining amenity.
 - c. Development does not unduly burden the city's counter-disaster response capacity, including emergency services access during a flood emergency.
 - d. Development provides for efficient evacuation and access for evacuation resources including emergency services during flood events, or otherwise plans for the prospect and impact of isolation or hindered evacuation during flooding.
 - e. Development involving essential community infrastructure remains functional during and immediately after flood events.
 - f. Development ensures that emergency management plans respond to the number and capacity of future users of the development to safely participate in emergency measures such as evacuation.
 - g. Development ensures that essential building services or services essential for the development are designed, located and operated to minimise the flood risk to people, minimise damage to property, disruption to building function, and re-establishment time after a flood event.
 - h. Development involving hazardous materials manufactured, handled or stored in bulk does not adversely impact on public safety and the environment as a result of the impacts of floodwater.
 - i. Development does not, directly or cumulatively, cause or increase adverse impacts on other properties or land within the floodplain from flooding.
 - j. Development and infrastructure mitigates the impacts of hydraulic hazard due to predictable future increases in rainfall intensity on flooding.
 - k. Development prioritises, in order, the safety of people, protection of public infrastructure and protection of private property, in the management of the economic, social and environmental impacts of flooding.

8.2.11.3 Performance outcomes and acceptable outcomes

Table 8.2.11.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
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Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including any secondary dwelling Note—Development for a dwelling house does not require assessment against any other sections of this code.		
PO1 Development involving any habitable or non-habitable part of a dwelling house, including any secondary dwelling, is located and designed to: a. minimise the risk to people from flood hazard; b. achieve acceptable flood immunity; c. minimise property impacts from a flood event up to and including the defined flood event; d. minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event up to and including the defined flood event.	AO1.1 Development for a dwelling house including any secondary dwelling: a. is not located in the Brisbane River flood planning area 1, 2a or 2b sub-categories or the Creek/waterway flood planning area 1 or 2 sub-categories; or b. is only located in these sub-categories, if a Registered Professional Engineer Queensland certifies that the dwelling house and any secondary dwelling are structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the defined flood event. AO1.2 Development for a dwelling house and any secondary dwelling complies with the minimum flood planning levels in Table 8.2.11.3.B. Note—If located in an area that has no flood level information available from the Council such as an overland flow path, a Registered Professional Engineer of Queensland with expertise in undertaking flood studies is to certify that the flood level and development levels for the dwelling house and any secondary dwelling achieve the required flood planning levels in Table 8.2.11.3.B. AO1.3 Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.E. Editor's note—For creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. Note—The Flood planning scheme policy provides guidance on undercroft design.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).

PO2 Development within the Creek/waterway flood planning area sub-categories or Overland flow flood planning area sub-category: a. maintains the conveyance of flood waters to allow flow and debris to pass predominantly unimpeded through the site; b. does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; c. will not result in a material increase in flood levels or flood hazard on upstream, downstream or adjacent properties.	AO2 Development: a. is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland flow flood planning area sub-category; or b. provides an open undercroft area from natural ground level to habitable floor level for any area inundated by the defined flood event; or Note—This undercroft area is not suitable for providing non-habitable rooms, secure storage of valuables, or future enclosing for storage or car parking. The clear area may include structural elements such as columns and floor substructure. The Flood planning scheme policy provides guidance on undercroft design. Editor's note—An open undercroft design may be achieved through a 'valance' treatment around the perimeter of an otherwise internally clear undercroft. Editor's note—For Creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. c. a flood study from a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that the development in the Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties. Note—Flood studies demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy and ensure that where an undercroft is required to manage flood impacts it complies with Table 8.2.11.3.E.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).
Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house or reconfiguring a lot Note—If development that is accepted development subject to compliance with identified requirements complies with the acceptable outcomes of this part, no further assessment against this code is required.		
PO3	AO3	Not Applicable.

Development: a. is compatible with flood hazard in a defined flood event; b. minimises the risk to people from flood hazard; c. does not reduce the ability of evacuation resources including emergency services to access and evacuate the site in a flood emergency, with consideration to the scale of the development; d. minimises impacts on property from flooding; e. minimises disruption to residents, business or site operations and recovery time due to flooding; f. minimises the need to rebuild structures after a flood event greater than the defined flood event. Note—Where Table 8.2.11.3.C identifies that a flood risk assessment is required, compliance with this performance outcome can be achieved by submitting a flood risk assessment, which may be included within a flood study, addressing the criteria within this performance solution. Preparing flood risk assessments and flood studies is required to be in accordance with the Flood planning scheme policy. Note—An emergency management plan prepared in accordance with the Flood planning scheme policy, which sets out procedures for evacuation due to flooding may be used to demonstrate compliance with this performance outcome.	Development for a material change of use is identified in Table 8.2.11.3.C as compatible with the flood hazard in the relevant flood planning area.	The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).
PO4 Development for a park ensures that the design of a park and location of structures and facilities responds to the flood hazard and balances the safety of intended users with: a. maintaining continuity of operations; b. impacts of flooding on asset life and ongoing maintenance costs; c. efficient recovery after flood events; d. recreational benefits to the city; e. availability of suitable land within the park.	AO4.1 Development involving a building or structure in a park complies with the flood planning levels specified in Table 8.2.11.3.D. AO4.2 Development involving a building or structure in a park where Table 8.2.11.3.D does not apply: a. is not located within the 20% AEP flood extent of any creek/waterway or overland flow path; or b. is located above the 20% AEP flood level of any creek/waterway or overland flow path.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).

Section C—If accepted development subject to compliance with identified requirements (acceptable outcomes only) for a park or assessable development other than for a dwelling house		
PO5 Development is located and designed to: a. minimise the risk to people from flood hazard on the site; b. minimise flood damage to the development and contents of buildings up to the defined flood event; c. provide suitable amenity; d. minimise disruption to residents, recovery time and the need to rebuild structures after a flood event up to and including the defined flood event.	AO5.1 Development complies with the flood planning levels specified in Table 8.2.11.3.D. Note—If located in an area with no Council-derived flood levels such as an overland flow path, a Registered Professional Engineer Queensland with expertise in undertaking flood studies is to derive the applicable flood level and certify that the development meets the required flood planning levels in Table 8.2.11.3.D. The study is to demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy. AO5.2 Development is: a. not located in the: i. Brisbane River flood planning area 1, 2a, or 2b sub-categories; ii. Creek/waterway flood planning area 1 or 2 sub-categories; iii. Overland flow flood planning area sub-category; or b. only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that: i. the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and ii. the risk to people is managed to an acceptable level.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).

PO6 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise flood recovery and economic consequences of damage during a flood.	AO6.1 Development ensures that: a. all areas containing essential electrical services comply with the flood planning levels in Table 8.2.11.3.D; or b. if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water with all entry points and services located at or above the relevant flood planning level in Table 8.2.11.3.D. Note—A basement storage area does not include a bike storage room, change room, building maintenance storage and non-critical electrical services. AO6.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a secondary pump system with a backup power source for the pump.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). The provision of essential electrical services and/or a basement does not form part of this proposal.
PO7 Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development.	AO7.1 Development: a. does not block, or divert floodwaters for any area affected by creek/waterway or overland flow flooding, excluding storm-tide flooding and Brisbane River flooding sources; or b. does not result in a material increase in flood level or hydraulic hazard on upstream, downstream or adjacent properties. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy. AO7.2	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Specifically, it is submitted that the proposal seeks to slightly shift the existing common/shared boundary further south. No new flooding impacts are likely to result from proposed development. All existing overland flow paths will be retained.

	Development retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows. A07.3 Development which creates a new overland flow path or significantly modifies an existing overland flow path via earthworks does not materially worsen hydraulic hazard on the site from existing conditions. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.	
PO8 Development for filling or excavation in an area affected by creek/waterway flooding does not directly, indirectly or cumulatively cause any material increase in flooding or hydraulic hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain. Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy. Note—This part of the code applies to all development other than a dwelling house and any secondary dwelling which involves filling or excavation, whether or not the development application comprises a separate development application for operational work involving filling or excavation.	A08 Development ensures that no filling or excavation greater than 100mm is located in the Creek/waterway flood planning area 1, 2 or 3 sub-categories if contained in the 5% AEP flood extent of any Creek/waterway flood planning area sub-category for which no waterway corridor has been mapped in the Waterway corridors overlay.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). No excavation and/or fill is proposed/necessary in order to facilitate the proposal.
PO9 Development ensures that the building and site design: - maintains the conveyance capacity of existing overland flow paths and creek/waterways; - ensures floodwaters and flood debris can pass predominantly unimpeded under a structure or building to minimise property or building damage, including for a flood larger than the defined flood event;	A09.1 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub-category: - complies with the minimum building undercroft clearance requirements in Table 8.2.11.3.E; - not located directly above any part of a waterway corridor as mapped in the Waterway corridors overlay.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).

c. mitigates flood impacts by ensuring that filling, excavation and location of services are designed to allow for the conveyance of floodwater across the site. Note—The Flood planning scheme policy provides guidance on relevant considerations in determining minimum undercroft clearances and treatment of ground level in undercroft areas where floodwater conveyance is required underneath development.	AO9.2 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub category: - has a ground level within the undercroft area that is free draining; - does not involve excavation below ground level of more than 300mm within the undercroft area.	
PO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by flood hazard, in order to: - protect safety of users and emergency services personnel; - support efficient emergency services access and site evacuation with consideration to the scale of development. Note—A flood risk assessment may be required to address the performance outcomes or acceptable solutions which deal with evacuation and isolation arrangements, and the ability to take refuge. The Flood planning scheme policy provides information for undertaking flood risk assessments.	AO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses: - is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.L and Table 8.2.11.3.D; or - has direct vehicle access to a critical route or interim critical route in the Critical infrastructure and movement network overlay for evacuation in a flood; or - can achieve vehicular evacuation to a suitable flood-free location. Note—A suitable flood-free location is of a size and nature sufficient to provide for the size and characteristics of the population likely to need evacuation to that area.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).
PO11 Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads.	AO11.1 Development provides an access or driveway into the site which is: - trafficable during the defined flood event; - not located in the Creek/waterway flood planning area 1 sub-category; - not located in the Overland flow flood planning area sub-category if the hydraulic hazard is unsafe in the defined flood event; - the access or driveway is not inundated by a 10% AEP flood.	Complies with AO11.1 and AO11.2. All new access provisions can be appropriately accommodated/located on site, to ensure the following: - proposed new access driveways are able to be established above the defined 1% AEP, being 3.5m. - No proposed new access will be established within the Creek/waterway flood planning area 1 sub-category. - Disabled access is situated on the highest part of the site.

	AO11.2 Development located in the Creek/waterway flood planning area 1, 2, 3 or 4 sub-categories locates any disabled access in the highest part of the site. Note—explanation of hydraulic hazard provided in the Flood planning scheme policy.	
PO12 Development involving a new road, a bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during a flood and allow for emergency access.	AO12 Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.	Not Applicable. The construction of a new road is not proposed.
PO13 Development for pedestrian and cyclist paths: a. provides a suitable level of trafficability; b. manages the impacts of flooding on asset life and ongoing maintenance costs; c. balances route availability with recreational and transport connectivity benefits to the city.	AO13.1 Development for cyclist and pedestrian facilities other than on public roads, including those traversing through a park and adjacent to a watercourse and overland flow path, are located above the 39% AEP (2 year ARI) flood immunity from all flooding sources. Note—If the site is subject to more than one type of flooding, the requirement that affords the greatest level of protection will apply. AO13.2 All new on-road cyclist and pedestrian facilities comply with the flood planning levels and trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K.	Not Applicable. The provision of cycle and/or pedestrian facilities is not proposed.
PO14 Development which increases the residential population within the Brisbane River flood planning area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time.	AO14 Development in the Brisbane River flood planning area sub-categories in areas where the 1% AEP flood level is greater than 12.8m AHD involving: a. an increase in the number of residential dwellings; or b. additional residential lots is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event. Note—Explanation of a hydraulic hazard is provided in the Flood	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Pursuant to the Flood Report included at Attachment 3, the defined 1%AEP is 3.5m.

	planning scheme policy.	
Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO15 Development involving essential community infrastructure: a. remains functional to serve community need during and immediately after a flood event, or is part of a network that is able to maintain the function of the essential community infrastructure when parts of the development are unable to function during or after a flood; b. is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; c. is able to remain functional or is part of a network which is able to remain functional even when other infrastructure or services (such as electricity supply) may be compromised in a flood event; d. contains mitigation measures which are not entirely dependent on human activation to respond to a flood event. Note—Protection of function is required up to and including the flood event in Table 8.2.11.3.G.	AO15 Development involving essential community infrastructure: a. is ancillary to and not relied upon for the provision of the essential service during a flood; or b. is located above the flood planning levels in Table 8.2.11.3.G; c. has access to or provides the necessary back-up emergency electricity and communications supply in times of flood; d. is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the flood event listed for the development type in Table 8.2.11.3.G; e. that services a local area: i. is able to be accessed in times of flood to service local community needs up to the event listed for that development type in Table 8.2.11.3.G; or ii. has a service continuity plan that demonstrates the continued provision of service during the relevant flood event.	Not Applicable. The provision of essential community infrastructure is not proposed.
Additional performance outcomes and acceptable outcomes if development involves the processes in Table 8.2.11.3.H		
PO16 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: a. protecting underground tanks for hazardous materials against the forces of buoyancy, velocity	AO16 a. Development does not include the storage or handling of hazardous chemicals that exceed the hazardous chemicals flood hazard threshold quantities in Table 8.2.11.3.M. b. Development involving the processes listed in	Not Applicable. The proposal does not involve provision of a new road and/or off-road paths.

flow and debris impacts; b. securing above-ground tanks for hazardous materials against flotation and lateral movement; c. preventing damage to hazardous materials pipework or entry of floodwater into hazardous materials pipework; d. preventing damage to or off-site release of packages, drums or containers storing hazardous materials. Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A pump drainage system is not an acceptable measure to meet the performance outcome.	Table 8.2.11.3.H: i. where located in the Flood overlay area, occurs only in the Creek/waterway flood planning area 5 sub-category or the Brisbane River flood planning area 5 sub-category; or ii. is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a flood event. Note—The Management of hazardous chemicals in flood affected areas planning scheme policy sets out further information and processes including risk assessment for the management of hazardous chemicals in flood planning areas.	
Additional performance outcomes and acceptable outcomes for reconfiguring a lot		
PO17 Development locates and designs all lots resulting from reconfiguring a lot to: a. minimise the risk to people from flood hazard; b. minimise damage to property from flood hazard; c. facilitate safe and efficient evacuation. Note— - Consideration of all floods up to the probable maximum flood is relevant to minimising the risk to people. - Flood warning time is not considered sufficient in the Creek/waterway planning area sub-categories or the Overland flow flood planning area sub-category. - Filling above the flood planning level for a flood event greater than the defined flood event cannot be assumed to mitigate the flood hazard.	AO17.1 Development creating new lots is identified in Table 8.2.11.3.I as suitable within the relevant flood planning area. AO17.2 Development provides for reconfiguring a lot design that achieves a road and lot layout which: a. provides trafficable vehicular egress for evacuation during a defined flood event; b. optimises hazard-free movement away from sources of flood hazard within the development. Note—Further advice on road and lot layout is contained in the Flood planning scheme policy. AO17.3 Development which creates a new residential lot in an area subject to Brisbane River flooding, if the 1% AEP flood level is greater than 12.8m AHD is not subject to a	Complies with PO17. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Specifically, the proposal seeks to shift the existing common boundary (currently shared between the two subject lots), slightly further south to create two new lots that are similar in size. The subject site is impacted by both the Brisbane River and Creek/Waterway Flood Planning Areas. For the most part, the subject site is affected by planning area categories 5 & 4, pursuant to both the Creek/Waterway and Brisbane River Flood Planning Area mapping. A very small portion of the site, along the rear boundary is affected by planning area categories 3, 2a and 2b, pursuant to the Brisbane River Flood Planning Area mapping. Notwithstanding the applicable overlay mapping, it is

	hydraulic hazard greater than 0.6m²/s DV or 0.6m deep in a 0.2% AEP flood. Note—Refer to the Flood planning scheme policy for further explanation on the 0.2% AEP flood.	noted that: - the proposal seeks to realign the common boundary currently shared between two existing lots (Lot 2 on RP12575 and Lot 51 on RP12574). - There is sufficient space within each proposed new lot to accommodate future residential development outside of areas mapped as being affected by the Brisbane River and Creek/Waterway Flood Planning Areas – Categories 3, 2 and 1. - There is sufficient space within each proposed new lot to accommodate a suitably sized/shaped building envelope above the defined 1% AEP – being 3.5m. - All new access provisions are able to be established/situated above the defined 1% AEP, being 3.5m.
PO18 Development involving reconfiguring a lot: - minimises the risk to people from flood hazard; - creates safe evacuation routes or avoids isolation of the development during a flood greater than the defined flood event; - minimises damage to property and services; - provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage; - ensures lots created for park or private open space minimise the risk to people from flood hazard and are fit for purpose; - provides a lot that is not substantially burdened by flood mitigation infrastructure.	AO18.1 Development involving reconfiguring a lot ensures: - all lots comply with the flood planning levels in Table 8.2.11.3.J; - a new road complies with the flood planning levels in Table 8.2.11.3.F. AO18.2 Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development: - complies with Table 8.2.11.3.K; or - has acceptable trafficability in accordance with the requirements in the Flood planning scheme policy and the Queensland Urban Drainage Manual.	Complies with PO18. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). The total area of each proposed new lot achieves the minimum required 300m², given that the existing subject site is located within/impacted by the defined 1% AEP flood level – being 3.5m. The proposed reconfiguration is considered to be acceptable given: - There is sufficient space within each proposed new lot to accommodate a suitably sized/shaped building envelope above the defined 1% AEP – being 3.5m. - All new access provisions are able to be established/situated above the defined 1% AEP, being 3.5m.

	Note—The Flood planning scheme policy contains supporting information about trafficability on existing roads and serviceability during floods.	- Existing roads/access provisions are considered suitable/sufficient to enable safe evacuation. - Services infrastructure is existing and considered to be appropriately located away from potential future flooding/inundation.
	AO18.3 Development protects the conveyance of flood hazard area by providing an easement over the: a. 2% AEP flood extent for overland flow flooding; b. 1% AEP flood extent for creek/waterway flooding.	

Table 8.2.11.3.B—Flood planning levels for a dwelling house (excluding BCA building classification 10a)

Flooding source	Minimum habitable floor level	Minimum non-habitable floor level (i.e. utility areas, garage, laundry, storage room and basement entries)
Brisbane River	1% AEP flood level + 500mm	2% AEP flood level + 300mm
Creek/ waterway	1% AEP flood level + 500mm	1% AEP flood level + 300mm
Overland flow	2% AEP flood level + 500mm	2% AEP level + 300mm
	Note—Where no detailed flood level information is available from the Council such as an overland flow path, a Registered Professional Engineer Queensland with expertise in flood studies is to derive the relevant flood level and certify that the development level for the dwelling house, including any secondary dwelling, meets the required flood immunity standards.	

Note—

- Where the site is subject to more than one flooding source, the minimum flood planning level is the highest level determined from these flooding sources.
- Where development involves a building undercroft this may result in a higher floor level than the minimum habitable and non-habitable floor levels in Table 8.2.11.3.B.
- Flood planning levels for a dwelling house from storm-tide inundation are located in the Coastal hazard overlay code.

Table 8.2.11.3.C—Land use compatibility with flood hazard

C — Land use is compatible with the flood hazard subject to meeting all other relevant requirements.

— Flood risk assessment in accordance with requirements of the Flood planning scheme policy is required to demonstrate the use is compatible with the flood hazard.

Accommodation	Brisbane River	Creek/waterway	Overland
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activities	flood planning area sub-category						flood planning area sub-category					flow flood planning area sub-category
	5	4	3	2B	2A	1	5	4	3	2	1	
Community residence	C	#	#	#	#	#	C	#	#	#	#	#
Dual occupancy	C	C	#	#	#	#	C	#	#	#	#	C
Dwelling unit	C	C	#	#	#	#	C	#	#	#	#	C
Multiple dwelling (1—3 storeys)	C	C	#	#	#	#	C	#	#	#	#	C
Multiple dwelling (4+ storeys)	C	C	C	#	#	#	C	#	#	#	#	C
Nature-based tourism	C	C	C	#	#	#	C	#	#	#	#	C
Relocatable home park	C	#	#	#	#	#	C	#	#	#	#	C
Residential care facility	#	#	#	#	#	#	#	#	#	#	#	#
Resort complex	C	C	C	#	#	#	C	#	#	#	#	C
Retirement facility	C	#	#	#	#	#	#	#	#	#	#	C
Rooming accommodation, short-term accommodation or hotel where including accommodation (1—3 storeys)	C	C	#	#	#	#	C	#	#	#	#	C
Rooming	C	C	C	#	#	#	C	#	#	#	#	C

accommodation, short-term accommodation or hotel where including accommodation (4+ storeys)												
Tourist park	C	C	#	#	#	#	C	C	#	#	#	C
Commercial land uses	Brisbane River flood planning area sub-category						Creek/waterway flood planning area sub-category					Overland flow flood planning area sub-category
	5	4	3	2B	2A	1	5	4	3	2	1	
Agricultural supplies store	C	C	#	#	#	#	C	#	#	#	#	C
Animal husbandry	C	C	#	#	#	#	C	#	#	#	#	C
Animal keeping	C	C	#	#	#	#	C	#	#	#	#	C
Aquaculture	C	C	#	#	#	#	C	#	#	#	#	C
Bulk landscape supplies	C	C	C	C	C	C	C	C	C	#	#	C
Car park ancillary to another use	C	C	C	C	C	#	C	C	#	#	#	C
Car wash	C	C	C	C	C	#	C	C	#	#	#	C
Food and drink outlet	C	C	#	#	#	#	C	C	#	#	#	C
Function facility	C	C	#	#	#	#	C	#	#	#	#	C
Garden centre	C	C	C	#	#	#	C	C	#	#	#	C

Hardware and trade supplies	C	C	#	#	#	#	C	C	#	#	#	C
Home-based business	C	C	#	#	#	#	C	#	#	#	#	C
Hotel (where not including accommodation)	C	C	#	#	#	#	C	#	#	#	#	C
Market	C	C	C	#	#	#	C	C	#	#	#	C
Nightclub entertainment facility	C	C	#	#	#	#	C	#	#	#	#	C
Office	C	C	#	#	#	#	C	#	#	#	#	C
Outdoor sales	C	C	#	#	#	#	C	C	#	#	#	C
Parking station	C	C	C	C	C	#	C	C	#	#	#	C
Roadside stalls	C	C	C	#	#	#	C	C	#	#	#	C
Sales office	C	C	#	#	#	#	C	C	#	#	#	C
Shop, Adult store	C	C	#	#	#	#	C	#	#	#	#	C
Shopping centre	C	#	#	#	#	#	C	#	#	#	#	C
Showroom	C	C	#	#	#	#	C	C	#	#	#	C
Theatre	C	C	#	#	#	#	C	#	#	#	#	C
Tourist attraction	C	C	C	#	#	#	C	C	#	#	#	C
Veterinary service	C	C	#	#	#	#	C	#	#	#	#	C
Wholesale nursery	C	C	C	C	C	C	C	C	C	#	#	C
Community land uses	Brisbane River flood planning area						Creek/waterway flood planning area					Overland flow

	sub-category						sub-category						flood planning area sub- category
	5	4	3	2B	2A	1	5	4	3	2	1		
Childcare centre	C	#	#	#	#	#	C	#	#	#	#	#	#
Club	C	C	#	#	#	#	C	C	#	#	#	C	C
Community care centre	C	#	#	#	#	#	C	#	#	#	#	C	C
Community use	C	#	#	#	#	#	C	C	#	#	#	C	C
Educational establishment (and outdoor education centre)	C	#	#	#	#	#	C	#	#	#	#	C	C
Environment facility	C	C	C	C	C	C	C	C	C	C	C	C	C
Health care service	C	#	#	#	#	#	C	#	#	#	#	C	C
Hospital	#	#	#	#	#	#	#	#	#	#	#	#	#
Indoor sport and recreation	C	C	#	#	#	#	C	C	#	#	#	C	C
Major sport, recreation and entertainment facility	C	#	#	#	#	#	C	C	#	#	#	C	C
Motor sport facility	C	C	C	#	#	#	C	C	C	#	#	C	C
Outdoor sport and recreation	C	C	C	#	#	#	C	C	#	#	#	C	C

Park	C	C	C	C	C	C	C	C	C	C	C	C
Place of worship	C	#	#	#	#	#	C	C	#	#	#	C
Special purpose land uses	Brisbane River flood planning area sub-category						Creek/waterway flood planning area sub-category				Overland flow flood planning area sub-category	
	5	4	3	2B	2A	1	5	4	3	2	1	
Air service	C	#	#	#	#	#	C	#	#	#	#	C
Cemetery	C	C	C	#	#	#	C	C	#	#	#	C
Crematorium	C	#	#	#	#	#	C	#	#	#	#	C
Detention facility	#	#	#	#	#	#	#	#	#	#	#	C
Emergency services	#	#	#	#	#	#	#	#	#	#	#	#
Funeral parlour	C	#	#	#	#	#	C	#	#	#	#	C
Landing	C	C	C	C	C	C	C	C	C	C	#	C
Major electricity infrastructure	#	#	#	#	#	#	#	#	#	#	#	#
Port service	C	C	C	#	#	#	C	C	C	C	#	C
Substation	C	#	#	#	#	#	C	#	#	#	#	#
Telecommunications facility	C	#	#	#	#	#	C	#	#	#	#	#
Utility installation	C	#	#	#	#	#	#	#	#	#	#	#

Industry land uses	Brisbane River flood planning area sub-category						Creek/waterway flood planning area sub-category					Overland flow flood planning area sub-category
	5	4	3	2B	2A	1	5	4	3	2	1	
Extractive industry	C	C	C	#	#	#	C	C	C	#	#	C
High impact industry	C	C	#	#	#	#	C	C	#	#	#	C
Intensive animal industry	C	C	#	#	#	#	C	#	#	#	#	C
Intensive horticulture	C	C	C	#	#	#	C	C	#	#	#	C
Low impact industry	C	C	#	#	#	#	C	C	#	#	#	C
Marine industry	C	C	C	#	#	#	C	C	#	#	#	C
Medium impact industry	C	C	#	#	#	#	C	C	#	#	#	C
Research and technology industry	C	#	#	#	#	#	C	#	#	#	#	C
Rural industry	C	C	C	C	C	C	C	C	C	#	#	C
Service industry	C	C	#	#	#	#	C	C	#	#	#	C
Service station	C	#	#	#	#	#	C	#	#	#	#	C
Special industries	C	#	#	#	#	#	#	#	#	#	#	C
Transport depot	C	#	#	#	#	#	C	#	#	#	#	C
Warehouse	C	C	#	#	#	#	C	#	#	#	#	C

Note—Caretaker's accommodation and home-based business are considered ancillary to the dominant land use.

Table 8.2.11.3.D—Flood planning categories for development types

BCA building classification ⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category — refer to Table 8.2.11.3.L for flood planning levels
Class 1—4	Habitable room ⁽²⁾	Category A
	Non-habitable room including patio and courtyard	Category B
	Non-habitable part of a Class 2 or Class 3 building excluding the essential services ⁽²⁾ control room	Category B Risk management approach to Brisbane River flooding is permitted (refer to Flood planning scheme policy)
	Parking located in the building undercroft of a multiple dwelling	Category C
	Carport ⁽⁴⁾ , unroofed car park; vehicular manoeuvring area	Category D
	Essential electrical services ⁽²⁾ of a Class 2 or Class 3 building only	Category A ⁽⁶⁾
	Basement parking entry ⁽³⁾	Category C + 300mm
Class 5, Class 6, or Class 8	Building floor level	Category C Risk management approach to Brisbane River flooding is permitted (refer to Flood planning scheme policy)
	Garage or car park located in the building undercroft ⁽³⁾	Category C
	Carport ⁽⁴⁾ or unroofed car park	Category D
	Vehicular manoeuvring areas	Category D
	Basement parking entry ⁽³⁾	Category C
	Essential electrical services ⁽²⁾	Class 8 — Category C ⁽⁶⁾ Class 5 & 6 — Category A ⁽⁶⁾

Class 7a	Refer to the relevant building class specified in this table	
Class 7b	Building floor level	Category C Risk management approach to Brisbane River flooding is permitted (refer to Flood planning scheme policy)
	Vehicular manoeuvring area	Category D
	Essential electrical services ⁽²⁾	Category C
Class 9	Building floor level	Category A
	Building floor level for habitable rooms in Class 9a or 9c where for a residential care facility	0.2% AEP flood
	Building floor level for habitable rooms in Class 9b where involving children, such as a childcare centre	0.2% AEP flood
	Garage or car park located in the building undercroft ⁽³⁾	Category C
	Carport ⁽⁵⁾ or unroofed car park	Category D
	Vehicular manoeuvring areas	Category D
	Essential electrical services ⁽²⁾	Category A
Class 10a	Car parking facility	Refer to the relevant building class specified in this table
	Shed ⁽⁵⁾ or the like	Category D
Class 10b	Swimming pool	Category E
	Associated mechanical and electrical pool equipment	Category C
	Other structures	Flood planning levels do not apply

Notes—

⁽¹⁾ Refer to the Building Code of Australia for definitions of building classifications.

⁽²⁾ Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift or pump controls.

⁽³⁾ Basement car parks must be suitably waterproofed and all air vents, air-conditioning ducts, pedestrian access and entry and exit ramps into the basement must comply with the applicable flood planning levels in this

table.

(4) A shelter for a motor vehicle, which has a roof and one or more open sides, and which can be built against the side of a building.

(5) A slight or rough structure built for shelter and storage; or a large strongly built structure, often open at the sides or end.

(6) Where essential electrical services are proposed in a basement below the specified flood planning level, the flood immunity of all air vents, air-conditioning ducts, pedestrian access, lift shafts and entry/exit ramps at the basement entrance and any other openings into that basement must conform with the flood planning levels for Category A for Residential development, and the relevant basement entry level of all other uses. To ensure flood immunity, basements require a waterproof basement design to prevent flood waters entering the basement.

- A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.
- A flood event with an AEP of 0.2% is the equivalent of a 500 year ARI flood event.
- Where a building has a combination of uses that includes a component of classes 2, 3 or 9, the essential services for that building shall comply with the requirements of the building class with the greatest flood planning level requirement.
- Use classes for residential development also include basement storage.

Table 8.2.11.3.E— Building undercroft clearances

Flooding source	Minimum clearance requirement ⁽¹⁾⁽³⁾
Overland flow— Hydraulic Hazard (DV <0.6 m ² /s and depth <600mm in 2% AEP flood event)	Lowest floor level is to be 1.5m ⁽²⁾ above the highest ground elevation in undercroft area
Overland flow— Hydraulic Hazard (DV >0.6 m ² /s or depth >600mm in 2% AEP flood event)	Lowest floor level is to be 2.5m ⁽²⁾ above the highest ground elevation in undercroft area
Creek/waterway (Flood planning area 1, 2 or 3 sub-categories)	Lowest floor level is to be 2.5m ⁽²⁾ above the highest ground elevation in undercroft area
Creek/waterway (Flood planning area 4 sub-category)	Lowest floor level is to be 1.5m ⁽²⁾ above the highest ground elevation in undercroft area

Notes—

(1) The minimum undercroft only relates to the minimum clearance requirements from ground level to the finished floor level and not minimum flood planning levels. Where the flood planning level requirement with freeboard results in a higher finished floor level that higher level needs to be adopted.

(2) Refer to the Flood planning scheme policy for explanatory material regarding clearances and considerations.

(3) The minimum undercroft clearance only applies to the area of undercroft above the relevant flood extent or flood planning area sub-category.

Table 8.2.11.3.F—Flood planning levels for a new road

Flooding	Minimum design levels at the crown of the road (m AHD) ⁽²⁾
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source ⁽¹⁾	Residential development	Industrial or commercial development
Brisbane River ⁽³⁾	Defined flood level	5% AEP flood level
Creek/waterway	1% AEP flood level	2% AEP flood level
Overland flow	2% AEP flood level	2% AEP flood level

Notes—

⁽¹⁾ Where the road is subject to more than one flooding source, the minimum flood planning level is the highest level determined from these sources.

⁽²⁾ Where flood levels are not available from Council's FloodWise Property Report, such as for overland flow flooding, a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies is required to estimate the relevant flood level.

⁽³⁾ A risk management approach determining flood planning levels of roads for Brisbane River flooding can be applied as an alternative to Table 8.2.11.3.F. Typically such roads would have a flood immunity no worse than the surrounding roads that support a similar land use, otherwise a Flood Risk Assessment which complies with the relevant requirements of the Flood planning scheme policy is provided.

Table 8.2.11.3.G—Flood planning levels for essential community infrastructure

Type of essential community infrastructure	Minimum design levels
Emergency services	0.2% AEP flood
Emergency services, where for an emergency shelter	0.5% AEP flood
Emergency services, where for police facilities	0.5% AEP flood
Hospital and health care service where associated with a hospital	0.2% AEP flood
Community facility where involving storage of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood
State-controlled roads Major or minor electricity infrastructure not otherwise listed in this table Utility installation where for rail transport services Air service Telecommunications facility	No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.
Power stations (as defined in the <i>Electricity Act 1994</i>) or renewable energy facility.	0.2% AEP flood

Major electricity infrastructure where a major switch yard	0.2% AEP flood
Substations	0.5% AEP flood
Utility installation where for a sewage treatment plant	Defined flood event
Utility installation where for a water treatment plant	0.5% AEP flood

Note—A flood event with an AEP of 0.2% is the equivalent of a 500 year ARI flood event.

Note—A flood event with an AEP of 0.5% is the equivalent of a 200 year ARI flood event.

Table 8.2.11.3.H—Table of processes requiring additional assessment in a flood planning area

Process
(1) Oil refining or processing
(2) Producing, refining or processing gas or fuel gas
(3) Power station, including the activity of generating electricity by using fuel
(4) Producing, quenching, cutting, crushing or grading coke
(5) Waste incinerator, including thermal treatment of waste
(6) Pulp or paper manufacturing
(7) Tannery or works for curing animal skins, hides or finishing leather
(8) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing
(9) Rendering plant, including meat processing
(10) Manufacturing chemicals, poisons and explosives
(11) Manufacturing fertilisers involving ammonia
(12) Manufacturing polyvinyl chloride plastic
(13) Major hazard facilities for the storage and handling of dangerous goods

(14) Storage of hazardous chemicals in quantities that would exceed the hazardous chemicals flood hazard threshold set out in Table 8.2.11.3.M
(15) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products
(16) Manufacturing or processing plaster
(17) Enamelling workshop
(18) Galvanising works
(19) Anodising or electroplating workshop
(20) Powder coating workshop
(21) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote
(22) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste
(23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre
(24) Abattoir, including meat processing
(25) Recycling chemicals, oils or solvents
(26) Waste disposal activity (other than waste incinerator), including waste transfer station operation
(27) Recycling, storing or reprocessing regulated waste, including regulated waste treatment
(28) Manufacturing batteries and battery recycling
(29) Drum and container reconditioning
(30) Water treatment
(31) Sewage treatment

Table 8.2.11.3.I—Suitability of reconfiguring a lot within a flood planning area

C — Reconfiguring a lot is suitable within a flood planning area

— Flood risk assessment in accordance with the requirements of the Flood planning scheme policy is required to demonstrate the mitigation of risk from flood hazard

Flood planning area	Creek/waterway flood planning area sub-categories			Brisbane River flood planning area sub-categories		
	Residential	Industrial	Other	Residential	Industrial	Other
1	#	#	#	#	#	#
2/2a;2b	#	#	#	#	C	#
3	#	#	#	#	C	C
4	C	C	C	C	C	C
5	C	C	C	C	C	C

Notes—

- A flood risk assessment is required for residential reconfiguring a lot development where creating more than two new lots in the overland flow flood planning area sub-category.
- Additional requirements apply for the Brisbane River flood planning area sub-category if the 1% AEP flood level is greater than 12.8m AHD.
- Minimum site levels, requirements for no adverse off site impacts and other provisions in the planning scheme still apply.

Table 8.2.11.3.J—Flood planning levels for reconfiguring a lot

Flooding source ⁽¹⁾	Minimum lot levels (m AHD) ⁽²⁾		
	Residential (creating 6 or less lots with no new road)	Residential (creating more than 6 lots), or a new road	Other than residential
Brisbane River	2% AEP flood level + 300mm	1% AEP flood level + 0.3m	1% AEP flood level
Creek/waterway	Minimum 300m ² area at the 1% AEP flood level + 300mm ⁽³⁾	1% AEP flood level + 300mm	2% AEP flood level
Overland flow	Minimum 300m ² area at the 2% AEP flood level + 300mm ⁽³⁾	2% AEP flood level + 300mm	2% AEP flood level

Notes—

⁽¹⁾ Where the site is subject to more than one flooding source, the minimum flood planning level is the highest level determined from these sources.

⁽²⁾ Where flood levels are not available from Council's FloodWise Property Report such as for overland flow flooding, a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies is required to estimate the relevant flood level.

⁽³⁾ The 300m² area is considered suitable for siting a dwelling house with open space area at or above the nominated flood planning level.

Table 8.2.11.3.K—Flood planning levels for existing road providing access to or fronting a development

Flooding source ⁽¹⁾	Minimum design levels at the crown of the road (m AHD) ⁽²⁾⁽³⁾		
	Local road	Neighbourhood road	District road, suburban road, arterial road
Brisbane River	5% AEP flood level	2% AEP flood level	2% AEP flood level
Creek/waterway	5% AEP flood level	2% AEP flood level	2% AEP flood level
Overland flow	5% AEP flood level	5% AEP flood level	5% AEP flood level

Notes—

⁽¹⁾ Where the site is subject to more than one flooding source, the minimum flood planning level is the highest level determined from these sources.

⁽²⁾ Where flood levels are not available from Council's FloodWise Property Report such as overland flow flooding a suitably qualified Registered Professional Engineer in Queensland with expertise in undertaking flood studies is required to estimate the relevant flood level. The Flood planning scheme policy sets out the requirements for a flood risk assessment process.

⁽³⁾ The design standard for industry access is the 5% AEP flood level for all flooding sources.

Table 8.2.11.3.L—Categories of flood planning levels

Flooding source ⁽¹⁾	Minimum design floor or pavement levels (m AHD) ⁽²⁾ (refer to Table 8.2.11.3.D for assignment of these categories)				
	Category A	Category B	Category C	Category D	Category E
Brisbane River	1% AEP flood level + 500mm	1% AEP flood level + 300mm	DFL	5% AEP flood level	5% AEP flood level
Creek/ waterway	1% AEP flood level + 500mm	1% AEP flood level + 300mm	1% AEP flood level	1% AEP flood level	5% AEP flood level
Overland flow	2% AEP flood level + 500mm	2% AEP flood level + 300mm	2% AEP flood level	2% AEP flood level	5% AEP flood level

Notes—

(1) Where the site is subject to more than one type of flooding that is overland flow flooding, creek or waterway flooding or river flooding, the minimum flood immunity level is the highest level determined from these sources.

(2) Where flood levels are not available from Council's FloodWise Property Report such as overland flow flooding, the applicant will need to engage a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies required to estimate the relevant flood level. The Flood planning scheme policy sets out the requirements for a flood risk assessment process.

Table 8.2.11.3.M—Hazardous chemicals flood hazard threshold

Hazardous chemicals flood hazard threshold means any of the following:
A hazardous chemical listed in schedule 11 of the Work Health and Safety Regulation 2011 in a quantity that exceeds a threshold quantity stated in column 5 of schedule 11
A chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code in the Acute I or Chronic I category that exceeds 2500 litres or kilograms
A chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code in the Chronic II category that exceeds 10,000 litres or kilograms
A chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code and assigned to Packing Group III that exceeds 10,000 litres or kilograms
A chemical classified as hazardous to the aquatic environment under the Globally Harmonised System of Classification and Labelling of Chemicals that exceeds 10,000 litres or kilograms

8.2.18 Road hierarchy overlay code

8.2.18.1 Application

1. This code applies to assessing development on of land adjoining or having frontage or access to roads identified in the Road hierarchy overlay, if:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
 - b. assessable development, where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - c. impact assessable development.
2. The Road hierarchy overlay map identifies the following sub-categories:
 - a. Motorway sub-category;
 - b. Arterial road sub-category;
 - c. Suburban road sub-category;
 - d. District road sub-category;
 - e. Neighbourhood road sub-category;
 - f. Local road sub-category;
 - g. Future motorway sub-category;
 - h. Future arterial road sub-category;
 - i. Future suburban road sub-category;
 - j. Future district road sub-category;
 - k. Primary freight route sub-category;
 - l. Primary freight access sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to road types, traffic impact reports and hierarchy design and construction, guidance is provided in the Infrastructure design planning scheme policy.

Note—Laneways are a type of public road identified in the Road hierarchy overlay and are required in locations where specified in the Streetscape hierarchy overlay map.

Editor's note—The desired standard of service for the provision of trunk infrastructure is specified in the Local government infrastructure plan.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

8.2.18.2 Purpose

1. The purpose of the Road hierarchy overlay code is to:
 - a. Implement the policy direction in the Strategic framework, in particular:
 - i. Theme 4: Brisbane's highly effective transport and infrastructure and Element 4.1 — Brisbane's transport infrastructure networks;
 - ii. Theme 2: Brisbane's outstanding lifestyle and Element 2.1 — Brisbane's identity.
 - b. Provide for the assessment of the suitability of development in the Road hierarchy overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane's public domain.
 - b. Development accessing roads is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists.
 - c. Development that changes the function of a road by generating traffic does so such that the new function of the road in the hierarchy is compatible with the surrounding road hierarchy and where necessary is reconstructed to meet its new design parameters.
 - d. Development that provides a new road internal and connecting to the road hierarchy complements or completes the existing road hierarchy.
 - e. Development does not compromise the completion of the road hierarchy.
 - f. Development ensures that land uses are located to support and implement a safe and efficient road hierarchy facilitating the efficient movement of people and goods.

8.2.18.3 Performance outcomes and acceptable outcomes

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:	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	Not Applicable – AO1.1 – AO1.5. This proposal is not for a Material Change of Use.

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.	potential. 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. 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. AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only. 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.	
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.	AO2.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area. AO2.2 Development mitigates an impact on the road hierarchy if the development: a. is for a major development; or b. involves an access driveway to a major road; or c. involves an access driveway within 100m of a	Not Applicable – AO2.1 – AO2.2. This proposal is not for a Material Change of Use.

	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.	
Section C—If for assessable development for a material change of use or reconfiguring of a lot		
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	AO3 No acceptable outcome is prescribed.	Complies with PO3. The proposed development does not involve any elements that would hinder the extension, expansion or widening of the future road network.
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.	AO3A No acceptable outcome is prescribed.	Not Applicable. The proposal does not involve the provision of trunk infrastructure that is to be provided earlier than planned in the LGIP, long term infrastructure for the road network and/or other road infrastructure. Specifically, it is noted that the subject site is located within an existing/developed urban area, with established residential uses.

Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i> .		
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category		
PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: a. the long term infrastructure for the road network in the Long term infrastructure plans; b. the existing and planned infrastructure for the road network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the road network which: i. is required to service the development or 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.	AO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: a. for the long term infrastructure for the road network, the Long term infrastructure plans; b. for existing and planned infrastructure for the road network, the Local government infrastructure plan; c. the standards for the road network in the Infrastructure design planning scheme policy.	Not Applicable. The subject site is not in or adjacent to a District Suburban and/or Arterial Road sub-category.
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		
PO5 Development ensures that a new road connection provides: a. safe, efficient and convenient connectivity of the new road to the major road network; b. a minimum number of intersections to the major	AO5 Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.	Complies with AO5. Access to the proposed new lots will be provided via Gillan Street, being a Neighborhood Road. The current residential use on site achieves access via Gillan street, and therefore new/future access provisions for residential development is considered appropriate. It is submitted that each proposed new lot has a sufficient

road network.		frontage to accommodate new crossovers, in accordance with the applicable standards/specifications.
PO6 Development ensures that an extension of or change to the road network: a. provides internal connectivity and connects to the external road network; b. provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems; c. provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; d. includes the provision of bus routes that provide ease of access to bus customers; e. minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time; f. provides a street layout that minimises travel time and traffic volumes on minor roads; g. provides high permeability for pedestrian and cycle networks; h. provides safe accessibility to lots by having more than one street providing access to the area; i. preserves the function of the road hierarchy and addresses all impacts to the road network.	AO6.1 Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy. AO6.2 Development preserves the function of the road hierarchy and addresses all impacts on the road network. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).	AO6.1 – Not Applicable. The proposal does not involve a new or upgraded road. Complies with AO6.2. The proposal is intended to preserve the function of the Neighbourhood Road as it seeks approval for the provision of two new/appropriately sized residential lots. The proposed new residential lots are consistent with existing lot sizes observed throughout the surrounding area, as well as being consistent with the purpose and overall outcomes of the Low Density Residential Zone.
PO7 Development ensures that premises and vehicle access are located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	AO7 Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	Complies with AO7. The proposal does not have direct access to/from a major road.

PO8 Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay map.	AO8 Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	Not Applicable. The proposal does not involve a new intersection.
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8.2.20 Streetscape hierarchy overlay code

8.2.20.1 Application

1. This code applies to assessing development of land adjoining or having frontage to (i.e. where the overlay sub-category is located in adjoining road reserve or public land), or traversed by or containing, any of the overlay sub-categories identified in the Streetscape hierarchy overlay map, if:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
 - b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - c. impact assessable development.
2. The Streetscape hierarchy overlay map identifies the following sub-categories:
 - a. Subtropical boulevard — in centre verge width 6m sub-category;
 - b. Subtropical boulevard — in centre verge width 5m sub-category;
 - c. Subtropical boulevard — in centre verge width 3.75/4.25m sub-category;
 - d. Subtropical boulevard — out of centre verge width 6m sub-category;
 - e. Subtropical boulevard — out of centre verge width 5m sub-category;
 - f. Subtropical boulevard — out of centre verge width 3.75/4.25m sub-category;
 - g. Centre street major sub-category;
 - h. Centre street minor sub-category;
 - i. Neighbourhood street major sub-category;
 - j. Neighbourhood street minor sub-category;
 - k. Industrial street sub-category;
 - l. Pathway link sub-category;
 - m. Corner land dedication sub-category;
 - n. Locality street sub-category;
 - o. Laneway sub-category;
 - p. Wildlife movement solution sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- design of public realm, guidance is provided in the Infrastructure design planning scheme policy.
- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy.

Editor's note—The desired standard of service for the provision of trunk infrastructure is specified in the Local government infrastructure plan.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

8.2.20.2 Purpose

1. The purpose of the Streetscape hierarchy overlay code is to:
 - a. Implement the policy direction in the Strategic framework, in particular:
 - i. Theme 2: Brisbane's outstanding lifestyle and Element 2.1 — Brisbane's identity;
 - ii. Theme 4: Brisbane's highly effective transport and infrastructure and Element 4.1 — Brisbane's transport infrastructure networks.
 - b. Provide for the assessment of the suitability of development in the Streetscape hierarchy overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development ensures that verges are wide enough to support high levels of pedestrian movement and have sufficient space to accommodate large subtropical street tree plantings.
 - b. Development ensures that existing street trees are retained and new subtropical tree species in the verge make a significant contribution to shade tree cover and carbon sequestration.
 - c. Development ensures that subtropical planting reinforces city gateways, thresholds and nodes.
 - d. Development ensures that verges comprise consistent and high-quality treatments with improved footpaths and increased shade and shelter appropriate to their anticipated pedestrian use and where the use will change from the current zone.
 - e. Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all ages and abilities throughout sites and throughout neighbourhoods.
 - f. Development maintains options for the safe movement of wildlife along a corridor.

8.2.20.3 Performance outcomes and acceptable outcomes

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	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as	Complies with AO1. Gillan Street is identified as a Neighbourhood Street – Minor, which requires a minimum verge width of

appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	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.	3.75m, pursuant to Table 8.2.20.3.B. The current verge is approximately 3.75m in width and the proposal does not involve construction of a new road.
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. 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.	Complies with AO2.1. and AO2.2. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Where possible, street trees will be retained and remain untouched. It is noted that there is sufficient space for an additional crossover to be constructed between the existing street trees. Additionally, it is noted that the construction of new/additional crossovers, verge and kerb treatments will be undertaken in accordance with the specifications of the Streetscape Locality Advice and Road Corridor Design Standards in the IDPSP.
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.	AO3.1 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. AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not Applicable. A corner land dedication is not identified in the Streetscape Hierarchy Overlay map and is therefore not required, pursuant to 3.7.4.7.1 (1) of Chapter 3 Road Corridor Design of the IDPSP.
	AO3.3 Development ensures that public art is provided in a	

	corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	
If in or on a site adjoining the Wildlife movement solution sub-category		
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	AO4 Development ensures that infrastructure solutions are: - provided at the locations identified on the Streetscape hierarchy overlay map; - designed to: - account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; - achieve physical separation of native wildlife and the road; - adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code. Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.	Not Applicable. The proposal is not on a site or adjoining a site in the Wildlife Movement Solution sub-category.

Table 8.2.20.3.B—Required verge widths for the streetscape hierarchy

Streetscape type	Required width
Any Streetscape type adjoining the frontage of a lot which forms part of Council's public park network	In compliance with the Infrastructure design planning scheme policy
Subtropical boulevard — in centre verge width 6m	6m

Subtropical boulevard — in centre verge width 5m	5m
Subtropical boulevard — in centre verge width 3.75/4.25m	3.75m or 4.25m for new roads
Subtropical boulevard — out of centre verge width 6m	6m
Subtropical boulevard — out of centre verge width 5m	5m
Subtropical boulevard — out of centre verge width 3.75/4.25m	3.75m or 4.25m for new roads
Centre street major	5m
Centre street minor	3.75m or 4.25m for new roads
Neighbourhood street major	3.75m or 4.25m for new roads
Neighbourhood street minor	3.75m or 4.25m for new roads
Industrial street	3.75m or 4.25m for new roads
Pathway link	In compliance with Chapter 4 Pathway design outside the road corridor of the Infrastructure design planning scheme policy
Corner land dedication	Range 25m ² to 81m ²
Locality street	In compliance with the Infrastructure design planning scheme policy
Laneway	In compliance with the Infrastructure design planning scheme policy

8.2.26 Waterway corridors overlay code

8.2.26.1 Application

1. This code applies to assessing development in the Waterway corridors overlay, if:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
 - b. assessable development, where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - c. impact assessable development.
2. Land in the Waterway corridors overlay is identified on the Waterway corridors overlay map and is included in the following sub-categories:
 - a. Brisbane River corridor sub-category comprising:
 - i. section 1 — Kholo to Pinjarra Hills;
 - ii. section 2 — Centenary suburbs to Toowong;
 - iii. section 3 — Toowong to New Farm;
 - iv. section 4 — New Farm to Hawthorne;
 - v. section 5 — Bulimba to the Bay;
 - b. Citywide waterway corridor sub-category; or
 - c. Local waterway corridor sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- biodiversity within the waterway corridor, guidance is provided in the Biodiversity areas planning scheme policy;
- waterway design and wildlife movement solutions, guidance is provided in the Infrastructure design planning scheme policy;
- filtration and impervious surfaces within a waterway corridor, guidance is provided in the Landscape design planning scheme policy;
- native revegetation within a waterway corridor, guidance is provided in the Planting species planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

Editor's note—Tidal plane levels can be found on the Maritime Safety Queensland website and includes information in determining Highest Astronomical Tide (HAT) levels.

8.2.26.2 Purpose

1. The purpose of the Waterway corridors overlay code is to:

- a. Implement the policy direction in the Strategic framework, in particular:
 - i. Theme 2: Brisbane's outstanding lifestyle and Element 2.1 — Brisbane's identity;
 - ii. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1 — Brisbane's environmental values;
 - iii. Theme 5: Brisbane's CityShape and Element 5.6 — Brisbane's Greenspace System.
 - b. Provide for the assessment of the suitability of development in the Waterway corridors overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
- a. Development avoids fragmentation of waterway corridors and maintains waterway health, riparian biodiversity, water quality, wildlife movement and aquatic and terrestrial habitat connectivity.
 - b. Development avoids or minimises clearing of riparian, native and significant vegetation and enhances these vegetation types.
 - c. Development protects the flood storage, adjacent floodplains and conveyance function of a waterway corridor to mitigate cumulative impacts of development on flood behaviour.
 - d. Development supports the aesthetic and natural amenity values of waterway corridors.
 - e. Development design includes and protects visual and physical connections to the Brisbane River and waterways so that the sense of identity for local communities is reinforced.
 - f. Development allows for recreation opportunities along waterway corridors where planned in the Local government infrastructure plan, whilst protecting the environmental values of the waterway corridors.
 - g. Development incorporates site measures that protect aquatic habitats, water quality, fish passages and downstream fisheries from water pollution and sedimentation.
 - h. Development in the Brisbane River corridor sub-category (sections 1 to 5) protects and enhances the corridor's landscape, scenic amenity, ecological, recreational and cultural values, and maintains the corridor's important economic and transport roles.
 - i. Development is consistent with the character, functions and values along the sections of the Brisbane River corridor sub-category including:
 - i. section 1—Kholo to Pinjarra Hills—Development protects and enhances river flora and fauna, scenic quality and rural characteristics and landscapes and provides for nature-based recreation.
 - ii. section 2—Centenary suburbs to Toowong—Development enhances community recreational use in a semi-natural setting, the protection of ecological features and processes and maintenance of quiet residential amenity.
 - iii. section 3—Toowong to New Farm—Development provides for a mix of community, recreational, business, residential and passenger transport uses; the creation and maintenance of continuous public access along the river's edge; the highlighting of significant cultural features; and avoids or minimises clearing of riparian, native and significant vegetation and enhances these vegetation types.
 - iv. section 4—New Farm to Hawthorne—Development maintains attractive riverside communities with a mix of housing, cultural and recreation opportunities; provides for continuous public access along the Brisbane River's northern bank and point access along the southern bank; highlights significant cultural features; contributes to a high-quality built and landscaped environment which focuses on the Brisbane River; and avoids or minimises clearing of riparian, native and significant vegetation and enhances these vegetation types.
 - v. section 5—Bulimba to the Bay—Development maintains a high level of amenity and quality urban design of major structures; supports port-related activities; maintains or enhances existing public access points; and avoids or minimises clearing of riparian, native and significant vegetation and enhances these vegetation types.
 - j. Development within the Citywide waterway corridor sub-category protects and contributes towards the natural functions of the corridors as connections

between the catchment headwaters to the Brisbane River or Moreton Bay, as connectors of public open spaces and key destinations throughout the city and as a series of green networks for terrestrial and aquatic biodiversity.

- k. Development within the Local waterway corridor sub-category protects and contributes towards the natural functions of the corridor and minimises impervious surfaces.

8.2.26.3 Performance outcomes and acceptable outcomes

Table 8.2.26.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development avoids or minimises clearing of riparian, native and significant vegetation and limits any clearing and disturbance to only the extent and location reasonably necessary for the use, to promote: a. bank stabilisation; b. connectivity between habitat areas; c. natural cooling of the urban environment; d. the natural aesthetic values of the corridor. Note—Guidance regarding retaining and enhancing vegetation species can be found in the Vegetation planning scheme policy and the Planting species planning scheme policy.	AO1.1 Development within the Local and Citywide waterway corridor sub-categories, or Brisbane River sub-category — sections 1 - 5 is located within an approved development footprint plan or complies with AO1.2, AO1.3 and AO1.4. AO1.2 Development within the Local and Citywide waterway corridor sub-categories, does not result in the removal of vegetation. Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case by case basis. Editor's note—The <i>Biosecurity Act 2014</i> lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity. AO1.3 Development within the Brisbane River corridor sub-category — section 1 does not result in the removal of vegetation within 30m of the highest astronomical tide.	Complies with AO1.2. The subject site is affected by the Citywide waterway corridor sub-category (the rear portion of the subject site). Notwithstanding this, the proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Vegetation removal within that area of the subject site impacted by the Citywide waterway corridor sub-category is not proposed.

	Refer to Figure a. Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case by case basis. Editor's note—The <i>Biosecurity Act 2014</i> lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity. AO1.4 Development in the Brisbane River corridor sub-category — section 2, 3, 4 or 5 does not result in the removal of vegetation within 20m of the highest astronomical tide. Refer to Figure a. Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case by case basis. Editor's note—The <i>Biosecurity Act 2014</i> lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity.	
Additional criteria if in the Rochedale urban community neighbourhood plan area		
PO2 Development protects and enhances the function of waterway corridors, including: a. water conveyance; b. water quality; c. rehabilitation of ecological health and habitat values; d. recreation and amenity; e. preventing development from occurring within the waterway corridor.	AO2.1 Development includes waterway corridors that: a. are a minimum of: i. 60m wide; or ii. the width as mapped within the Waterway corridors overlay whichever is greater; b. designs the corridors to be clear from development. AO2.2 Development rehabilitates the waterway corridor in accordance with an approved rehabilitation plan.	Not Applicable. The subject site is not located within the Rochedale urban community neighbourhood plan area.
Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development, for a new dwelling house or an extension to a dwelling house including any ancillary structures (e.g. swimming pool and tennis courts)		Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).

PO3 Development is set back to: a. encourage natural filtration and infiltration to maintain water quality and flow conditions; b. contribute to natural cooling of the urban environment, via minimal impervious surfaces, retention of vegetation and continuity of naturally landscaped areas; c. positively contribute to the scenic landscape values of the Brisbane River by setting development back from the river and its banks; d. positively contribute to an open, natural setting for the waterway corridor.	AO3.1 Development is located within an approved development footprint plan, or complies with AO3.2, AO3.3 and AO3.4. AO3.2 Development within the Local waterway corridor sub-category: a. is set back a minimum of 15m from the Waterway corridor sub-category centre-line; or b. where for an extension to an existing dwelling house that is located within 15m of the Waterway corridor sub-category centre-line, the extension does not extend closer to the centre-line than the existing development footprint. Refer to Figure b.	
	AO3.3 Development within the Citywide waterway corridor sub-category is: a. not located within the Citywide waterway corridor sub-category; or b. where for an extension to an existing dwelling house that is located within the Citywide waterway corridor sub-category, the extension does not extend closer to the Waterway corridor sub-category centre-line than the existing development footprint. Refer to Figure b.	
	AO3.4 Development in the Brisbane River corridor sub-category — section 1: a. is set back a minimum of 30m from the highest astronomical tide; or b. where for an extension to an existing dwelling house that is located within 30m of the highest astronomical tide, the extension does not extend	

	closer to the highest astronomical tide than the existing development footprint. Refer to Figure a. AO3.5 Development within the Brisbane River corridor sub-category — sections 2, 3, 4 or 5: a. is set back a minimum of 20m from the highest astronomical tide; or b. where for an extension to an existing dwelling house that is located within 20m of the highest astronomical tide, the extension does not extend closer to the highest astronomical tide than the existing development footprint. Refer to Figure a. Editor's note—the location of the highest astronomical tides should be determined by a licensed surveyor.	
PO4 Development in the Brisbane River corridor sub-category — sections 1 - 5 involving an ancillary building or structure: a. is of low visual impact, visually recessive and subordinate to the surrounding buildings; b. minimises their visual impact on the Brisbane River's landscape values.	AO4.1 Development involving ancillary buildings or structures and hard-stand areas does not cover more than the following proportion of the corridor within the identified development setback from the highest astronomical tide: a. 30% in the Brisbane River corridor sub-category — section 1; b. 50% in the Brisbane River corridor sub-category — section 2 or 4; c. 70% in the Brisbane River corridor sub-category — section 3 or 5. Refer to Figure c. AO4.2 Development of an ancillary building or structure is located and of a size consistent with Table 8.2.26.3.B.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).
PO5 Development in the Brisbane River corridor sub-category	AO5 Development for an ancillary building or structure does	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).

— sections 1 - 5 involving an ancillary building or structure: a. protects the character of the relevant Brisbane River corridor sub-category sections; b. minimised the need for retaining walls; c. provides landscaping along the river frontage in accordance with the relevant Brisbane River corridor sub-category sections.	not create a retaining wall over 1m in height and: a. for the Brisbane River corridor sub-category — section 1 is set back a minimum of 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5: i. is set back a minimum of 20m horizontal distance from the highest astronomical tide; or ii. is screened from view from the Brisbane River by vegetation or topographic features such as high banks. c. for the Brisbane River corridor sub-category — section 2, 3 or 4 is located landward of a minimum 6m landscaped area which covers the full width of the site and includes: i. at least 1 tree that will grow to a height of at least 5m for every 20m² of landscaped area; ii. a minimum of 50% garden area planted with ground cover and shrubs of various growth forms; iii. a maximum of 50% grassed/lawn area. Refer to Figure a and Figure d.	
Section C—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than a dwelling house in a Citywide waterway corridor sub-category or the Local waterway corridor sub-category		
PO6 Development protects and enhances the values and functions of a waterway corridor by: a. avoiding fragmentation of the waterway; b. providing environmental connectivity along the waterway;	AO6.1 Development is not located within a waterway corridor. AO6.2 Development: a. does not increase the number of lot boundaries	Complies with PO6. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Specifically, the proposal seeks to shift the common/shared boundary existing between the two subject lots slightly south, to enable the creation of two new/similar sized lots. The rear portion of the subject

c. maintaining natural flow conditions; d. protecting water quality, ecological health and habitat values; e. protecting water conveyance; f. contributing to the waterway corridor natural amenity; g. contributing to recreation where planned within the Local government infrastructure plan; h. contributing to natural cooling of the urban environment via minimal impervious surfaces, retention of vegetation and continuity of naturally vegetated areas; i. ensuring that any future buildings can be positioned outside the corridor; j. providing a development footprint plan that is located in accordance with an ecological assessment. Note—This can be demonstrated by undertaking an ecological assessment, tree survey plan and concept rehabilitation plan where required. Guidance is provided within the Biodiversity areas planning scheme policy, Vegetation planning scheme policy and the Planting species planning scheme policy.	- that cross a waterway corridor; b. retains the corridor within a single lot.	site is affected by the Citywide waterway corridor sub-category. Given the subject site is existing and the proposed boundary realignment will result in minimal changes to what is currently existing, it is submitted that the proposal is unlikely to impact on the values/functions of the waterway corridor. There is sufficient space within each proposed new lot to accommodate new buildings/structures outside of the waterway corridor.
PO7 Development involving filling or excavation within a Citywide waterway corridor sub-category or a Local waterway corridor sub-category does not directly, indirectly or cumulatively cause any material increase in flooding or flood hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain. Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy.	AO7 Development involving filling or excavation in the Citywide waterway corridor sub-category or the Local waterway corridor sub-category: a. does not exceed 100 mm depth; or b. is in compliance with the Compensatory earthworks planning scheme policy.	Not Applicable. Filling and excavation is not proposed.
PO8 Development provides stormwater management solutions which assist in the re-naturalisation of a waterway in the Local or Citywide waterway corridor sub-	AO8 Development provides stormwater management solutions in a waterway in the Local or Citywide waterway corridor sub-categories using natural channel	Complies with AO8. Given the developed nature of the subject site, the existing topography and location, it is assumed that all stormwater flows will naturally be conveyed towards

categories.	design principles. Editor's note—Advice should be sought from Council as to whether the reinstatement of an open waterway from any stormwater pipe or concrete-lined drain is a suitable solution based on the extent and location of the development. Editor's note—Guidance on natural channel design principles can be found in the Council publication Natural channel design guidelines.	the rear of the site and into the adjacent waterway.
PO9 Development preserves a waterway in the Citywide waterway corridor sub-category for public use if that land is required for ecological, public open space or recreation functions.	AO9 Development provides for the transfer of land to Council in a waterway of the Citywide waterway corridor sub-category in compliance with a neighbourhood plan or the Local government infrastructure plan.	Not Applicable. The mapped waterway corridor applicable to the subject site is not identified as being required for ecological, public open space and/or recreational functions, pursuant to a neighbourhood plan or the LGIP.
PO10 Development is designed to use a waterway which is in the Local waterway corridor sub-category as an environmental feature in the urban environment.	AO10 Development ensures that a waterway in the Local waterway corridor sub-category is accessible for open space purposes.	Not Applicable. The subject site is not affected by the Local waterway corridor sub-category.
Section D—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development, other than for a dwelling house, where in the Brisbane River corridor sub-category		
PO11 Development of a site in the Brisbane River corridor sub-category — sections 1 - 5 abutting the Brisbane River: a. maintains and enhances the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from development near the Brisbane River, and from other public viewing points; b. uses materials for buildings, structures and landscaping which are durable, complement surrounding buildings, the visual character of the area and the character, functions and values of the corridor section.	AO11 No prescribed acceptable outcome.	Not Applicable. The subject site is not affected by the Brisbane River waterway corridor sub-category.
PO12	AO12.1	Not Applicable.

Development: a. maintains and enhances the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from development near the Brisbane River, or from other public viewing points; b. does not detract from the Brisbane River's landscape values; c. is not visually dominant when viewed from the river.	Development involving buildings, parking and servicing areas, and areas for the storage of materials, goods or solid waste, a retaining wall or fencing: a. for the Brisbane River corridor sub-category — section 1, is set back a minimum 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5, is set back a minimum of 20m horizontal distance from the highest astronomical tide. AO12.2 Development involving fencing does not exceed 2m in height above ground level: a. for the Brisbane River corridor sub-category — section 1, within 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5, within 20m horizontal distance from the highest astronomical tide. AO12.3 Development involving a river wall: a. is not constructed in the Brisbane River corridor sub-category — section 1; b. is only constructed in the Brisbane River corridor sub-category — sections 2, 3, 4 or 5 if: i. consistent with an adjoining existing river wall; ii. no higher than the existing ground level of the land.	The subject site is not affected by the Brisbane River waterway corridor sub-category.
PO13 Development involving filling or excavation: a. minimises the extent of earthworks required; b. avoids the removal or clearing of native and riparian vegetation;	AO13 Development involving filling or excavation in the Brisbane River corridor: a. does not result in a change in ground level greater than 1m;	Not Applicable. The subject site is not affected by the Brisbane River waterway corridor sub-category.

c. is consistent with the desired character of the Brisbane River corridor sub-category section in which the site is located; d. presents attractively to public viewing areas such as the Brisbane River, Brisbane riverside walkways and paths, or Brisbane River bridge crossings; e. ensures steps and ramps are designed to be unobtrusive, use natural or natural-toned materials and minimise the need for cut and fill.	b. where for steps and ramps not involving a change in ground level greater than 1m, does not occur: i. for the Brisbane River corridor sub-category — section 1, within 30m horizontal distance from the highest astronomical tide; ii. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5, within 20m horizontal distance from the highest astronomical tide. Refer to Figure a and Figure d.	
PO14 Development preserves riverfront land for public use if that land is required for ecological, public open space or recreation functions in accordance with the Local government infrastructure plan.	AO14 Development provides for the transfer of land in the Brisbane River corridor sub-category to Council, in compliance with the Local government infrastructure plan and the Bicycle network overlay map (Riverwalk sub-categories).	Not Applicable. The subject site is not affected by the Brisbane River waterway corridor sub-category.
Section E—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable building work for dry boat storage in the Brisbane River corridor sub-category (sections 1 - 5)		
PO15 Development involving a dry boat storage facility: a. is located on the landward side of the highest astronomical tide and constructed and designed to: i. be compatible with the character and amenity of the Brisbane River corridor sub-category section in which the site is located; ii. minimise visual intrusiveness; iii. minimise impacts on the Brisbane River's landscape values; or	AO15 Development involving: a. dry boat storage facility for 1 boat: i. is located on land; ii. involves hoists or lift facilities catering for 1 boat up to a maximum 4m in length in the case of another form of dry boat storage, is designed for 1 boat up to a maximum 6m in length; or b. a dry boat storage which does not comply with paragraph (a) is only located: i. within the Port of Brisbane; or	Not Applicable. The subject site is not affected by the Brisbane River waterway corridor sub-category.

b. where for a boat hoist or lift facility in the Brisbane River corridor sub-category section 2, 3 or 4, is located on land which is unobtrusive when viewed from the Brisbane River and are unroofed.	ii. on a site used for marine industry; or iii. within a marina; or iv. on a site used by a recreational or sporting club associated with the Brisbane River.	
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Table 8.2.26.3.B—Siting and design for ancillary buildings and structures

Sub-category	Min. horizontal setback from highest astronomical tide (m)	Max. area within corridor setback (m ²)	Max. height of deck or floor above ground level (m)	Max. height of structure above ground level (m)
Brisbane River corridor subcategory — section 1	Less than 10	Nil	Nil	Nil
	>10 to <15	10	1	2 (no roof)
	>15 to <20	25	1.5	3.5
	>20 to <25	36	2	3.5
	>25 to <30	50	3	3.5
Brisbane River corridor subcategory — section 2 and section 4 (residential land in Hawthorne and Bulimba only)	Less than 5	10	1	2 (no roof)
	>5 to <10	25	1	3.5
	>10 to <15	36	1.5	3.5
	>15 to <20	50	2	3.5
	More than 20	-	-	-
Brisbane River corridor subcategory — section 3 and section 5	Less than 20	40	-	3
	More than 20	-	-	-
In sections 2, 3 and 4 — 40m ² building footprint for all roofed structures, including 20m ² for an unenclosed roofed structure such as a pergola				

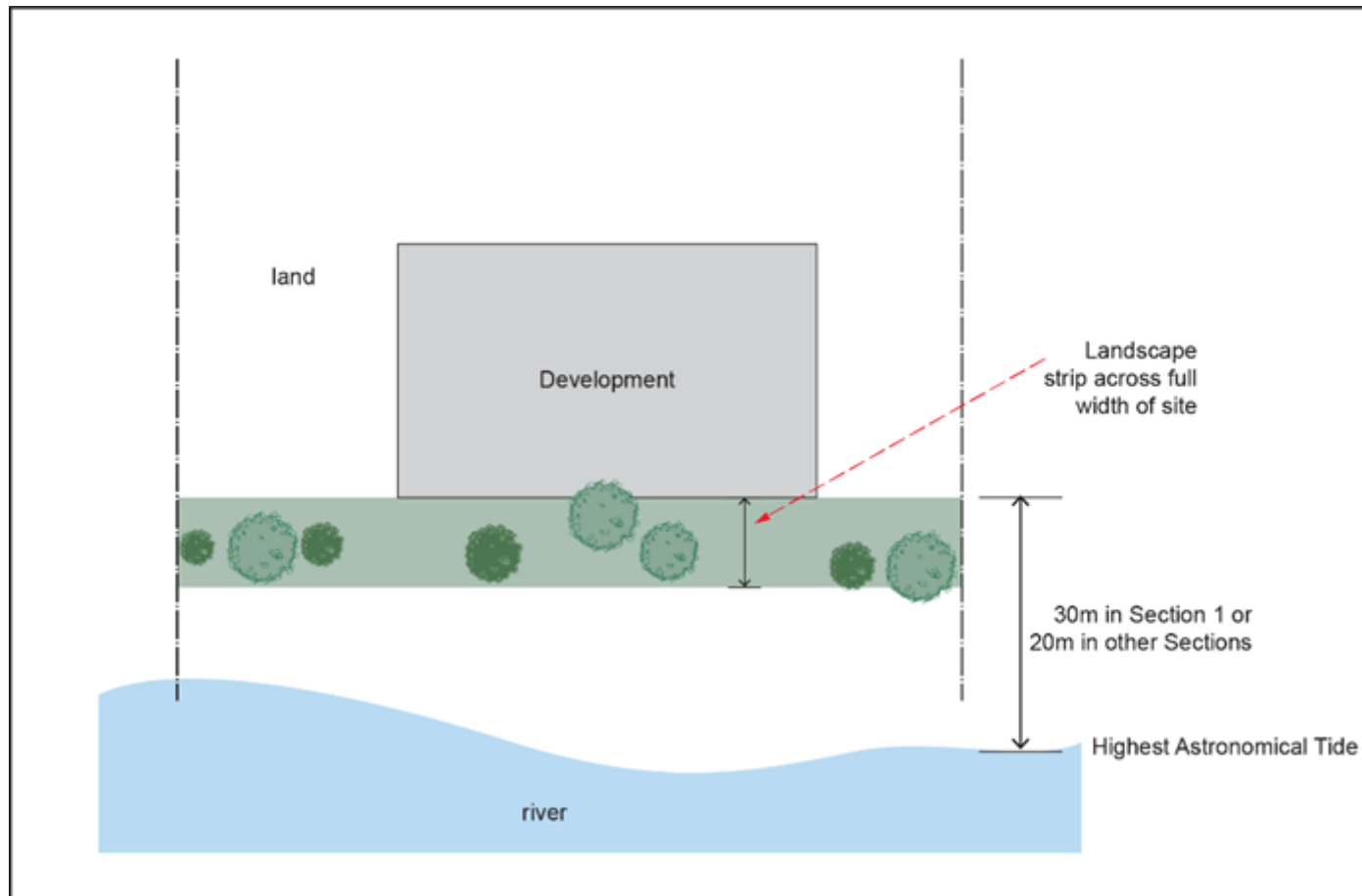


Figure a—Location of development along the Brisbane River corridor

View the high resolution of Figure a—Location of development along the Brisbane River Corridor

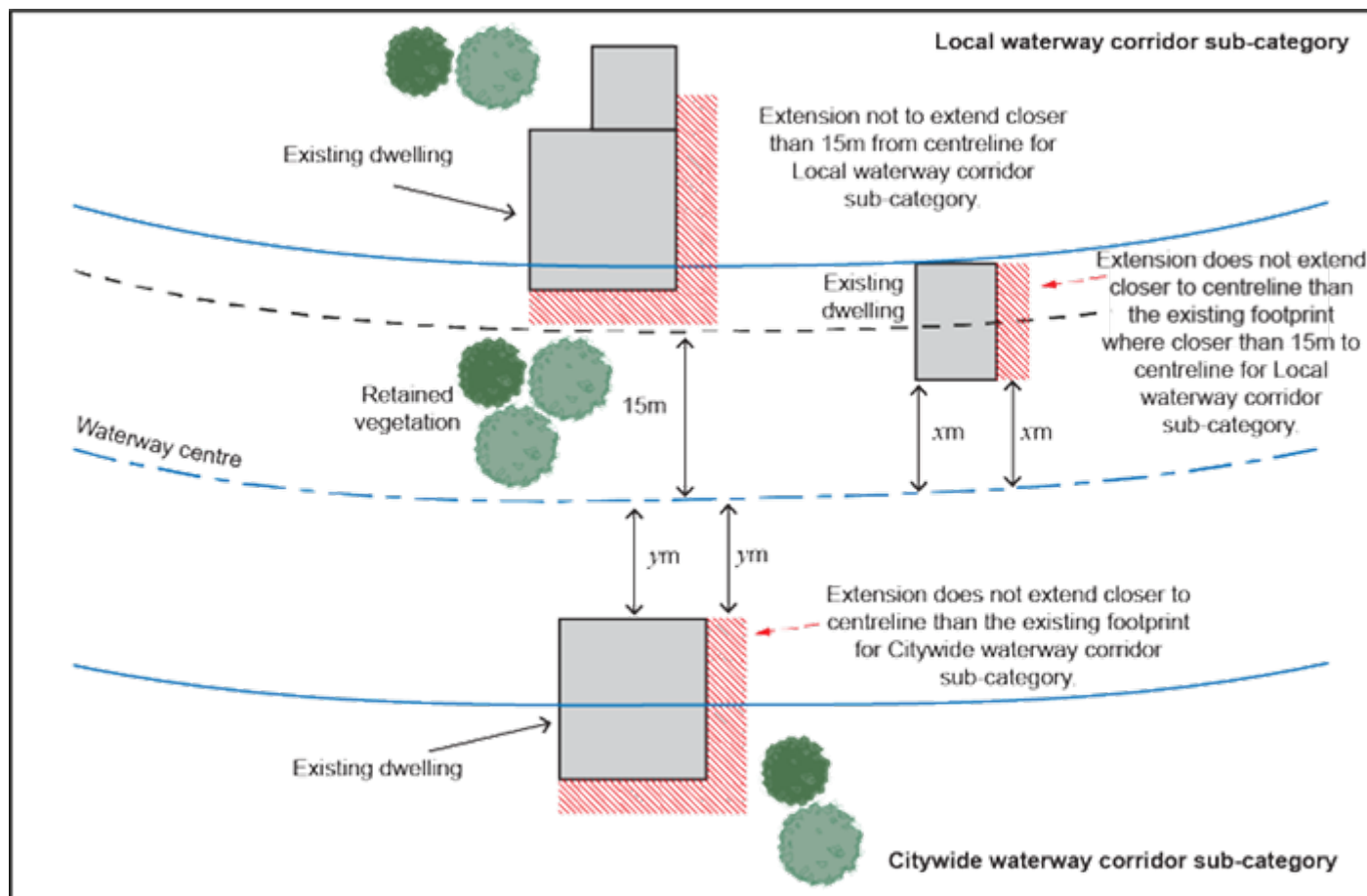


Figure b—Acceptable Outcomes for extension to existing dwelling houses within a Citywide or Local waterway corridor sub-category (without development footprint plan). Not to scale.

View the high resolution of Figure b—Acceptable Outcomes for extension to existing dwelling houses within a Citywide or Local waterway corridor sub-category (without

development footprint plan). Not to scale.

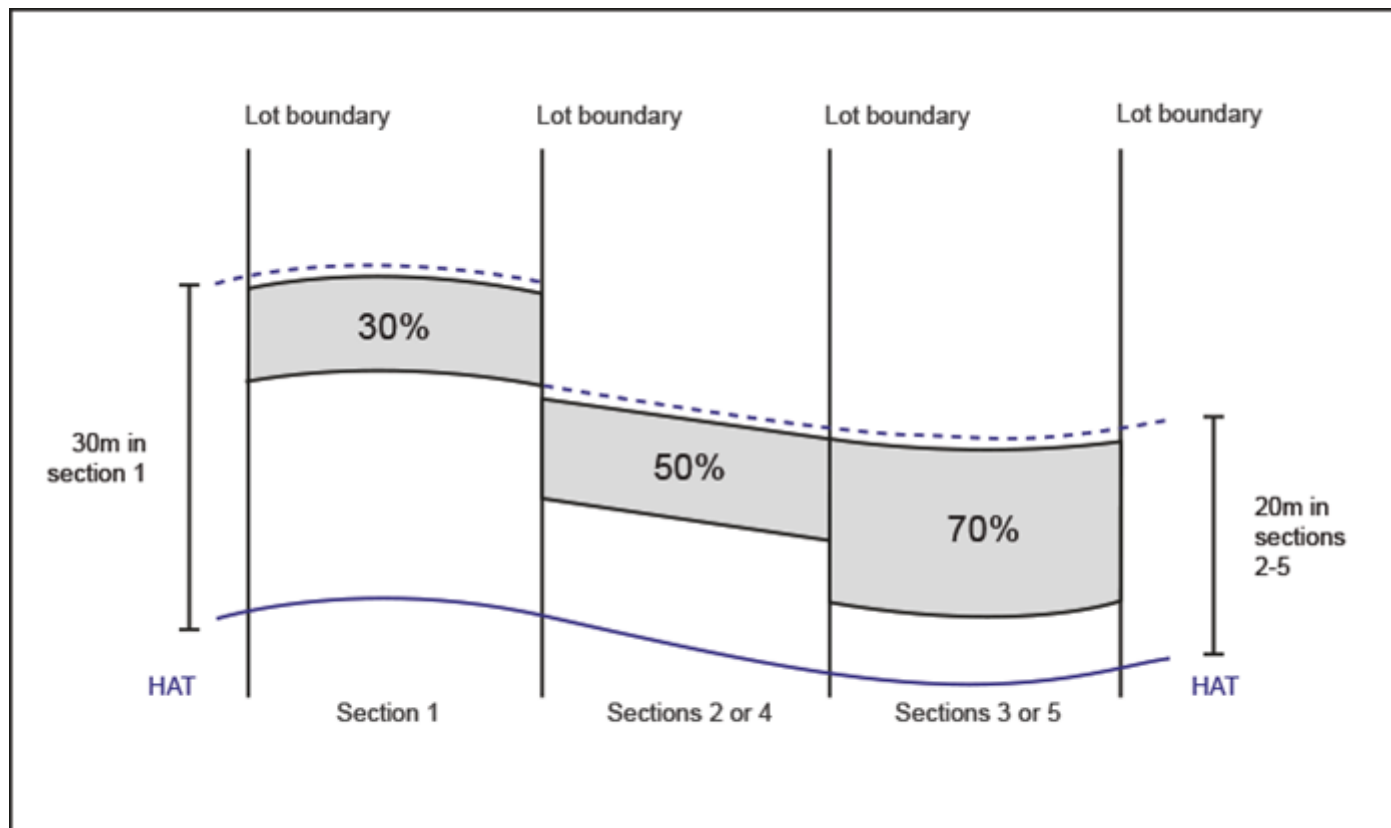


Figure c—Acceptable outcomes for site cover for ancillary structures along Brisbane River.

View the high resolution of Figure c—Acceptable outcomes for site cover for ancillary structures along Brisbane River.

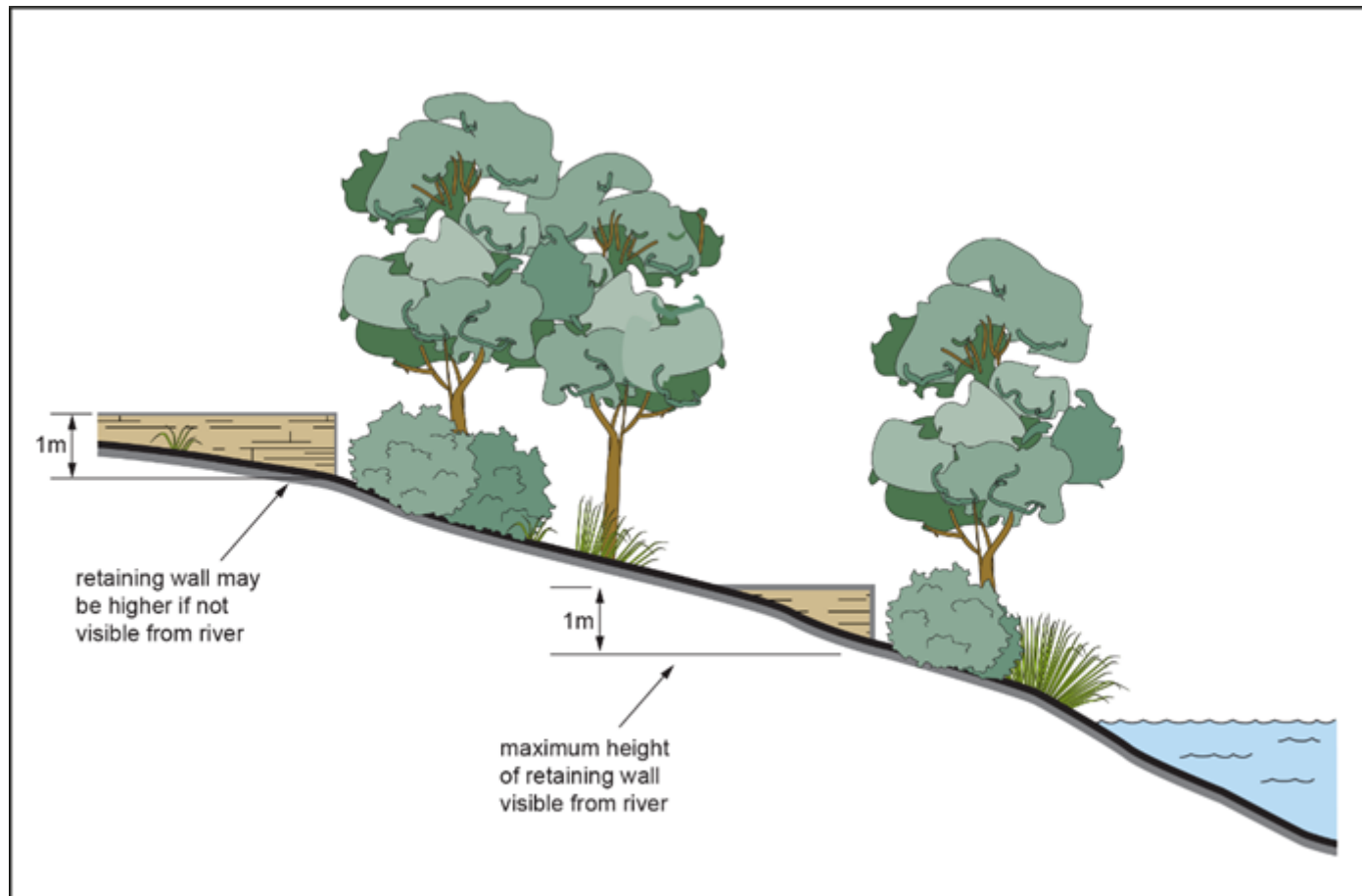


Figure d—Maximum height of retaining walls

View the high resolution of Figure d—Maximum height of retaining walls

9.4.3 Filling and excavation code

9.4.3.1 Application

1. This code applies to assessing:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
 - b. operational work for filling or excavation which is assessable development if this code is an applicable code identified in the assessment benchmarks column of a table of assessment for operational work (section 5.8) or an overlay (section 5.10); or
 - c. a material change of use or reconfiguring a lot if:
 - i. assessable development where this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for material change of use (section 5.5) or reconfiguring a lot (section 5.6); or
 - ii. impact assessable development, to the extent relevant.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This code does not apply to building work as defined in the Act.

Note—A development application involving a rock anchor within an adjoining site is submitted with proof of consent from an adjoining land and building owner.

Editor's note—Guidance on managing the spread of invasive species in filling or excavation activities is provided in Minimising Pest Spread Advisory Guidelines prepared for the Petroleum industry.

Editor's note—Where filling or excavation is conducted on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register, the relevant Queensland Government department should be contacted for advice and guidelines.

2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- air quality assessment, guidance is provided in the Air quality planning scheme policy;
- ecological assessment, koala habitat or development design, guidance is provided in the Biodiversity areas planning scheme policy;
- retaining wall construction, guidance is provided in the Infrastructure design planning scheme policy;
- landscape design, guidance is provided in the Landscape design planning scheme policy;
- noise and dust impacts during construction and/or demolition, guidance is provided in the Management plans planning scheme policy;
- noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy;
- the selection of planting species, guidance is provided in the Planting species planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy.

Editor's note—For a proposal to be accepted development, subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcome that the proposal fails to meet needs to be assessed against the corresponding acceptable outcome or performance outcome and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

9.4.3.2 Purpose

1. The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. filling or excavation does not adversely affect the visual character and amenity of the site or the surrounding area and provides access for maintenance to any structure as a result of filling or excavation.
 - b. filling or excavation does not adversely impact significant vegetation, water quality or drainage of upstream, downstream and adjoining land.
 - c. filling or excavation effectively manages the impacts associated with the activity.
 - d. filling or excavation and any retaining structure is designed and constructed to be fit for purpose and to protect services and utilities.

9.4.3.3 Performance outcomes and acceptable outcomes

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.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Excavation and/or filling is not proposed.
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.	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	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Excavation and/or filling is not proposed.

Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.	boundary retaining wall is 1 vertical unit:1 horizontal unit; iii. the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas. AO2.2 Development of a retaining wall over 1m in height protects significant vegetation on the site and on adjoining land and is designed and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland. 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. 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.	
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	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Rock anchors are not proposed.

	adjoining land and building owners.	
PO4 Development protects all services and public utilities.	AO4 Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	Complies with AO4. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). It is noted that there are existing services (reticulated water, sewer, gas and electricity) located along the site's frontage. Any alterations and/or new connections required to facilitate this proposal will be carried out in accordance with the specified standards. Compliance with this assessment benchmark may be ensured via the imposition or reasonable/relevant conditions.
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.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Changes to the existing flows are not anticipated as a result of proposed development
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.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Excavation and/or filling is not proposed.
PO7 Development for filling or excavation: a. does not degrade water quality or adversely affect environmental values in receiving waters; b. ensures site sediment and erosion control	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.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Excavation and/or filling is not proposed.

standards are best practice.	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.	
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. 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.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Excavation and/or filling is not proposed.
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.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Excavation and/or filling is not proposed.
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.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Excavation and/or filling is not proposed.
PO11 Development for filling or excavation protects the environment and community health and wellbeing from	AO11 Development does not involve: a. excavation on land previously occupied by a	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).

exposure to contaminated land and contaminated material.	notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; b. filling with material containing a contaminant.	Excavation and/or filling is not proposed.
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; 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.	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain. 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. 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. AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Changes to the existing flows are not anticipated as a result of proposed development
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.	Complies with AO5. The creation of canals or artificial waterways is not proposed.

Table 9.4.3.3.B— Recommended intermittent vibration levels for cosmetic damage

Type of building	Peak particle velocity (mm/s)		
Reinforced or framed structures; industrial and heavy commercial buildings	50mm/s at 4Hz and above		
Unreinforced or light-framed structures; residential or light-commercial type buildings	Below 4Hz	4Hz to 15Hz	15Hz and above
	0.6mm/s	15mm/s at 4Hz increasing to 20mm/s at 15Hz	20mm/s at 15Hz increasing to 50mm/s at 40Hz and above

Table 9.4.3.3.C— Recommended blasting vibration levels for human comfort

Type of building	Type of blasting operations	Peak component particle velocity (mm/s)
Residences, educational establishments and places of worship	Operation blasting longer than 12 months or more than 20 blasts	5mm/s for 95% blasts per year 10mm/s maximum unless agreement is reached with the occupier that a higher limit may apply
Residences, educational establishments and places of worship	Operations lasting for less than 12 months or less than 20 blasts	10mm/s maximum unless agreement is reached with the occupier that a higher limit may apply
Industry or commercial premises	All blasting	25 mm/s maximum unless agreement is reached with the occupier that a higher limit may apply. For sites containing equipment sensitive to vibration, the vibration should be kept below manufacturer's specifications or levels that do not adversely affect the equipment operation.

Table 9.4.3.3.D— Recommended levels for continuous and impulsive vibration acceleration (m/s^2) 1—80Hz for human comfort

Location	Assessment period ⁽¹⁾	Preferred values ⁽³⁾		Maximum values ⁽³⁾	
		z-axis	x and y axes	z-axis	x and y axes
Continuous vibration					
Critical areas ⁽²⁾	Day or night	0.005 m/s ²	0.0036 m/s ²	0.01 m/s ²	0.0072 m/s ²
Residences	Day	0.01 m/s ²	0.0071 m/s ²	0.02 m/s ²	0.014 m/s ²
-	Night	0.007 m/s ²	0.005 m/s ²	0.014 m/s ²	0.01 m/s ²
Offices, educational establishments and places of worship	Day or night	0.02 m/s ²	0.014 m/s ²	0.04 m/s ²	0.028 m/s ²
Workshops	Day or night	0.04 m/s ²	0.029 m/s ²	0.08 m/s ²	0.058 m/s ²
Impulsive vibration					
Critical areas	Day or night	0.005 m/s ²	0.0036 m/s ²	0.01 m/s ²	0.0072 m/s ²
Residences	Day	0.3 m/s ²	0.21 m/s ²	0.6 m/s ²	0.42 m/s ²
-	Night	0.1 m/s ²	0.071 m/s ²	0.2 m/s ²	0.14 m/s ²
Offices, educational establishments and places of worship	Day or night	0.64 m/s ²	0.46 m/s ²	1.28 m/s ²	0.92 m/s ²
Workshops	Day or night	0.64 m/s ²	0.46 m/s ²	1.28 m/s ²	0.92 m/s ²

Note—

(1) Day is 7am to 10pm and night is 10pm to 7am.

(2) Examples include hospital operating theatres and precision laboratories where sensitive operations are occurring.

(3) Situations exist where vibration above the preferred values can be acceptable, particularly for temporary or short-term events. Further guidance is given in the Noise impact assessment planning scheme policy.

Table 9.4.3.3.E— Recommended vibration dose values for intermittent vibration (m/s^{1.75}) for human comfort

Location	Daytime ⁽¹⁾		Night time ⁽¹⁾	
	Preferred value	Maximum value	Preferred value ⁽³⁾	Maximum value ⁽³⁾
Critical areas ⁽²⁾	0.1 m/s ^{1.75}	0.2 m/s ^{1.75}	0.1 m/s ^{1.75}	0.2 m/s ^{1.75}
Residences	0.2 m/s ^{1.75}	0.4 m/s ^{1.75}	0.13 m/s ^{1.75}	0.26 m/s ^{1.75}
Offices, educational establishments and places of worship	0.4 m/s ^{1.75}	0.8 m/s ^{1.75}	0.4 m/s ^{1.75}	0.8 m/s ^{1.75}
Workshops	0.8 m/s ^{1.75}	1.6 m/s ^{1.75}	0.8 m/s ^{1.75}	1.6 m/s ^{1.75}

Note—

⁽¹⁾ Day is 7am to 10pm and night is 10pm to 7am.

⁽²⁾ Examples include hospital operating theatres and precision laboratories where sensitive operations are occurring.

⁽³⁾ Situations exist where vibration above the preferred values can be acceptable, particularly for temporary or short-term events. Further guidance is given in the Noise impact assessment planning scheme policy.

9.4.4 Infrastructure design code

9.4.4.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot or building work if:
 - a. assessable development where this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), reconfiguring a lot (section 5.6), operational work (section 5.8), or an overlay (section 5.10); or
 - b. impact assessable development, to the extent relevant.
2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- ecological assessment, koala habitat or development design, guidance is provided in the Biodiversity areas planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- noise and dust impacts during construction and/or demolition, guidance is provided in the Management plans planning scheme policy;
- noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- parking or servicing management during construction, guidance is provided in the Transport, access, parking and servicing planning scheme policy.

9.4.4.2 Purpose

1. The purpose of the Infrastructure design code is to assess the suitability of infrastructure for development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development is provided with a safe, connected and efficient transport network for all modes that has a minimal whole-of-life cost.
 - b. Development provides for public utilities and services to the standards acceptable to the Council and the reasonable expectations of service providers.
 - c. Development involving infrastructure which is intended to become a Council asset is safe, aesthetically pleasing, functional, fit for purpose, durable, minimises environmental impacts and has minimal whole-of-life cost.
 - d. Development provides for a public space to be safe and inviting, allowing high levels of pedestrian activity.
 - e. Development ensures that the community and environment are not unreasonably disrupted or impacted by construction or demolition for the development.
 - f. Development involving infrastructure is designed with consideration of, and to integrate with, other related and interfacing infrastructure components.
 - g. Development accessed by common private title is provided with appropriate fire hydrant infrastructure and has unimpeded access for refuse vehicles and for emergency service vehicles to protect people, property and the environment.
 - h. Development ensures major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System is not compromised.
 - i. Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System

avoids or otherwise minimises adverse impacts on surrounding land uses.

9.4.4.3 Performance outcomes and acceptable outcomes

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.	Complies with AO1. The provision of a new road is not proposed. Where required, all new kerb and channeling along the Gillan Street frontage will be installed in compliance with the Infrastructure design planning scheme policy.
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,	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.	Complies with AO1. The provision of a new road is not proposed.

pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access; d. allows for reasonable travel comfort.		
PO3 Development provides a pavement edge which is designed and constructed to: a. control vehicle movements by delineating the carriageway for all users; b. provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	AO3 Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Complies with AO1. The provision of a new road is not proposed.
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.	Complies with AO4. Where required, all new kerb and channeling/verge treatments, along the Gillan Street frontage will be installed in compliance with the Infrastructure design planning scheme policy.
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.	Not Applicable. No lanes/laneways are proposed.
PO6 Development of an existing premises provides at the frontage to the site, if not already provided, the following	AO6 Development of an existing premises provides at the frontage of the site, if not already existing, the following	Complies with AO6. Where required, all new kerb and channeling/verge treatments, along the Gillan Street frontage will be

infrastructure to an appropriate urban standard: - an effective, high-quality paved roadway; - an effective, high-quality roadway kerb and channel; - safe, high-quality vehicle crossings over channels and verges; - safe, accessible, high-quality verges compatible and integrated with the surrounding environment; - safe vehicle access to the site that enables ingress and egress in a forward gear; - provision of and required alterations to public utilities; - effective drainage; - appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	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: - concrete kerb and channel; - forming and grading to verges; - crossings over channels and verges; - a constructed bikeway; - a constructed verge or reconstruction of any damaged verge; - construction of the carriageway; - payment of costs for required alterations to public utility mains, services or installations; - construction of and required alterations to public utility mains, services or installations; - drainage works; - installation of electrical conduits.	installed in compliance with the Infrastructure design planning scheme policy.
PO7 Development provides both cycle and walking routes which: - are located, designed and constructed to their network classification (where applicable); - provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; - provide safe and comfortable access to properties for pedestrians and cyclists; - incorporate water sensitive urban design into stormwater drainage; - provide for utilities; - provide for a high level of aesthetics and amenity, improved liveability and future growth; - are a low-maintenance asset with a minimal whole-of-life cost;	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.	Not Applicable. Provision of pedestrian and/or cycle pathways are not required/do not form part of this proposal.

h. minimise the clearing of significant native vegetation. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.		
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. 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. Note—Refer to the Refuse planning scheme policy for further guidance.	Complies with AO8.1 and AO8.2. There is existing kerbside collection for refuse and recycling in Gillan Street. The proposed development is not expected to impact on this existing function.
PO9 Development ensures that: a. land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; b. the water supply meets the stated standard of service for the intended use and fire-fighting purposes.	AO9.1 Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced. AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor—retailer.	Complies with AO9.1. and AO9.2. Connections to the existing water and sewer mains provided for within the Gillan Street road corridor will be established. All connections will be installed in accordance with the specified standards.
PO10 Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life costs, and minimal adverse environmental impacts.	AO10.1 Development provides public utilities and street lighting which are located and aligned to: a. avoid significant native vegetation and areas identified within the Biodiversity areas overlay map; b. minimise earthworks; c. avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable,	Not Applicable. The provision of public utilities and/or street lighting is not proposed.

	tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy. AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services. AO10.3 Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the Infrastructure design planning scheme policy.	
PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	AO11 Development provides land with the following services to the standards of the approved supplier: - electricity; - telecommunications services; - gas service where practicable.	Complies with AO11. Telecommunications, electricity and gas supply infrastructure exists within the Gillan Street Reserve. Details of new and/or changed connections will be provided during detailed design phase.
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: - the additional expense is unlikely to be prohibitive; or - further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or - there is a clear gap in the telecommunications network; or - there is a clear gap in the bandwidth available to	Complies with AO12. Telecommunications, electricity and gas supply infrastructure exists within the Gillan Street Reserve. Details of new and/or changed connections will be provided during detailed design phase.

	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.	
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.	Not Applicable. The provision of public art is not required.
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).	Not Applicable. The provision of public signage is not required.
PO15 Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.	AO15 Development that provides community facilities which form part of the development is designed in compliance with the community facilities standards in the Infrastructure design planning scheme policy.	Not Applicable. The provision of community facilities is not required.

PO16 Development provides public toilets which: a. are required as part of a community facility or park; b. are located, designed and constructed to be: i. safe; ii. durable; iii. resistant to vandalism; iv. able to service expected demand; v. fit for purpose.	AO16 Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.	Not Applicable. The provision of public toilets is not required.
PO17 Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for: a. safe movement of intended users; b. an attractive appearance appropriate to the general surroundings and any adjacent structures; c. functionality and easy maintenance; d. minimal whole-of-life cost; e. longevity; f. current and future services. Note—All bridges and elevated and associated elements must be designed and certified by a 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.	Not Applicable. The provision of bridges, tunnels, elevated structures and/or water access structures is not required.
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;	AO18 Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	Not Applicable. The provision of culverts is not proposed.

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.		
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.	Not Applicable. The provision of batters, retaining walls, seawalls and/or river walls is not proposed.
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	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;	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).

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.	c. safe, legible, efficient and sufficient pedestrian, cyclist and vehicular accessibility and connectivity to the wider network are maintained.	
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. 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.	AO21.1 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. AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site. AO21.3 Development construction and demolition does not involve asbestos-containing materials.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).
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.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).
If for a material change of use or reconfiguring a lot in an urban area (as defined in the Regulation) involving premises that is, or will be, accessed by common private title, where involving buildings, either attached or detached, that are not covered by other legislation mandating fire hydrants		
PO23 Development ensures that fire hydrants are:	AO23.1 Above or below ground fire hydrants are provided on	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots).

a. installed and located to enable fire services to access water safely, effectively and efficiently; b. suitably identified so that fire services can locate them at all hours.	residential, commercial and industrial streets and private roads, at not more than 90m intervals, and at each street intersection. Note—On residential streets, above ground fire hydrants may be single outlet. On commercial and industrial streets above ground fire hydrants should have dual valved outlets. AO23.2 Fire hydrants are identified by: a. raised reflectorised pavement markers (RRPM) on sealed roads; b. marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants.	Proposed new lots will not be accessed by common private title.
PO24 Development ensures road widths and construction within the development, are adequate for refuse vehicles and for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	AO24 Internal private roads have a minimum roadway clearance between obstructions of 3.5m wide and 4.8m high in addition to any width required for on-street parking.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Proposed new lots will not be accessed by common private title.
Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where not in the Utility services zone precinct of the Special purpose zone		
PO25 Development avoids or otherwise minimises adverse impacts on surrounding land uses through the use of buffers and setbacks and the appropriate design and location of plant and operational areas within the site.	AO25 No acceptable outcome is prescribed.	Not Applicable. The proposal is not for major electricity infrastructure.
Development potentially impacting on major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where the infrastructure is not in the Utility services zone precinct of the Special purpose zone		
PO26	AO26	Not Applicable. The proposal is not within or adjacent to land subject to

Development is sited and designed to: a. avoid safety risks to people or property; b. minimise noise and visual impacts to people and property; c. ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.	No acceptable outcome is prescribed.	major electricity infrastructure and/or bulk water supply infrastructure.
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Table 9.4.4.3.B—Recommended intermittent vibration levels for cosmetic damage

Type of building		Peak particle velocity (mm/s)		
Reinforced or framed structures; industrial and heavy commercial buildings		50mm/s at 4Hz and above		
Unreinforced or light-framed structures; residential or light commercial type buildings	Below 4Hz	4Hz to 15Hz	15Hz and above	
	0.6mm/s	15mm/s at 4Hz increasing to 20mm/s at 15Hz	20mm/s at 15Hz increasing to 50mm/s at 40Hz and above	

Table 9.4.4.3.C—Recommended blasting vibration levels for human comfort

Type of building	Type of blasting operations	Peak component particle velocity (mm/s)
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Residences, educational establishments and places of worship	Operation blasting longer than 12 months or more than 20 blasts	5mm/s for 95% blasts per year 10mm/s maximum unless agreement is reached with the occupier that a higher limit may apply
Residences, educational establishments and places of worship	Operation blasting longer than 12 months or more than 20 blasts	10mm/s maximum unless agreement is reached with the occupier that a higher limit may apply
Industry or commercial premises	All blasting	25mm/s maximum unless agreement is reached with the occupier that a higher limit may apply. For sites containing equipment sensitive to vibration, the vibration should be kept below manufacturer's specifications or levels that do not adversely affect the equipment operation.

Table 9.4.4.3.D—Recommended levels for continuous and impulsive vibration acceleration (m/s^2) 1—80Hz for human comfort

Location	Assessment period ⁽¹⁾	Preferred values ⁽³⁾		Maximum values ⁽³⁾	
		z-axis	x and y axes	z-axis	x and y axes
Continuous vibration					
Critical areas ⁽²⁾	Day or night	0.005 m/s^2	0.0036 m/s^2	0.01 m/s^2	0.0072 m/s^2
Residences	Day	0.01 m/s^2	0.0071 m/s^2	0.02 m/s^2	0.014 m/s^2
-	Night	0.007 m/s^2	0.005 m/s^2	0.014 m/s^2	0.01 m/s^2
Offices, educational establishments and places of worship	Day or night	0.02 m/s^2	0.014 m/s^2	0.04 m/s^2	0.028 m/s^2
Workshops	Day or night	0.04 m/s^2	0.029 m/s^2	0.08 m/s^2	0.058 m/s^2

Impulsive vibration					
Critical areas	Day or night	0.005 m/s ²	0.0036 m/s ²	0.01 m/s ²	0.0072 m/s ²
Residences	Day	0.3 m/s ²	0.21 m/s ²	0.6 m/s ²	0.42 m/s ²
-	Night	0.1 m/s ²	0.071 m/s ²	0.2 m/s ²	0.14 m/s ²
Offices, educational establishments and places of worship	Day or night	0.64 m/s ²	0.46 m/s ²	1.28 m/s ²	0.92 m/s ²
Workshops	Day or night	0.64 m/s ²	0.46 m/s ²	1.28 m/s ²	0.92 m/s ²

Note—

(1) Day is 7am to 10pm and night is 10pm to 7am.

(2) Examples include hospital operating theatres and precision laboratories where sensitive operations are occurring.

(3) Situations exist where vibration above the preferred values can be acceptable, particularly for temporary or short-term events. Further guidance is given in the Noise impact assessment planning scheme policy.

Table 9.4.4.3.E—Recommended vibration dose values for intermittent vibration (m/s^{1.75}) for human comfort

Location	Daytime ⁽¹⁾		Night time ⁽¹⁾	
	Preferred value	Maximum value	Preferred value ⁽³⁾	Maximum value ⁽³⁾
Critical areas ⁽²⁾	0.1 m/s ^{1.75}	0.2 m/s ^{1.75}	0.1 m/s ^{1.75}	0.2 m/s ^{1.75}
Residences	0.2 m/s ^{1.75}	0.4 m/s ^{1.75}	0.13 m/s ^{1.75}	0.26 m/s ^{1.75}
Offices, educational establishments and places of worship	0.4 m/s ^{1.75}	0.8 m/s ^{1.75}	0.4 m/s ^{1.75}	0.8 m/s ^{1.75}
Workshops	0.8 m/s ^{1.75}	1.6 m/s ^{1.75}	0.8 m/s ^{1.75}	1.6 m/s ^{1.75}

Note—

(1) Day is 7am to 10pm and night is 10pm to 7am.

⁽²⁾ Examples include hospital operating theatres and precision laboratories where sensitive operations are occurring.

⁽³⁾ Situations exist where vibration above the preferred values can be acceptable, particularly for temporary or short-term events. Further guidance is given in the Noise impact assessment planning scheme policy.

9.4.5 Landscape work code

9.4.5.1 Application

1. This code applies to assessing:
 - a. operational work for landscape work which is assessable development if this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for operational work (section 5.8), or an overlay (section 5.10); or
 - b. a material change of use or reconfiguring a lot if:
 - i. assessable development where this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for material change of use (section 5.5) reconfiguring a lot (section 5.6), or an overlay (section 5.10); or
 - ii. impact assessable development, to the extent relevant.
2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
- maintenance, growing media, assessment with regards to climatic factors, water sensitive landscape design, irrigation and structural considerations, guidance is provided in the Landscape design planning scheme policy;
- planting species selection, guidance is provided in the Planting species planning scheme policy;
- landscaping to support the subtropical design of buildings or outdoor spaces, guidance is provided in the Subtropical building design planning scheme policy.

9.4.5.2 Purpose

1. The purpose of the Landscape work code is to assess the suitability of the landscape work aspect of development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Landscape work retains, protects and integrates significant on-site vegetation into development design.
 - b. Landscape work ensures acoustic barriers and landscaping create effective buffers to adjacent sites.
 - c. Landscape work is sustainable, effective, functional and safe through appropriate maintenance, design for climate, structural considerations and growing media.
 - d. Landscape work ensures planting species selection is appropriate to the planting environment, climate and development setting, long-term performance, and balances the intended form and scale of the development.
 - e. Landscape work in artificial growing environments is designed, installed and maintained to ensure the intended functional and aesthetic outcomes required for the development are achieved and sustained over the long term.

9.4.5.3 Performance outcomes and acceptable outcomes

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. 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.	Not Applicable. The subject site does not comprise of any recorded significant vegetation and does not contain trees identified in a landscape concept plan or development approval.
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. AO2.2	Not Applicable. The proposal is not required, by a use code, to provide an acoustic barrier and/or planting buffers.

	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.	
PO3 Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	AO3 Development ensures that a landscape buffer required by a use code incorporates: a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting.	Not Applicable. The proposal is not required, by a use code, to provide landscaped buffers.
PO4 Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.	AO4.1 Development provides growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy. Note—Notations of proposed growing media and soil volume calculations for the documented mature vegetation size and scale may assist in demonstrating compliance with the acceptable outcome. AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape. AO4.3 Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	Not Applicable. The proposal does not propose/nor involve landscaping at this point.
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. AO5.2	Not Applicable. There is no existing pathway located within the Gillan Street road verge.

	Landscaping and mounding do not interfere with visibility along a pathway. Refer to the Crime prevention through environmental design planning scheme policy.	
PO6 Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	AO6 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.	Not Applicable. The proposal does not propose/nor involve landscaping at this point.
PO7 Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including: a. screening and buffering; b. street presentation; c. shading; d. amenity.	AO7 Development provides species in accordance with the Planting species planning scheme policy.	Not Applicable. The proposal does not propose/nor involve landscaping at this point.
PO8 Development provides planting densities and stock sizes which are optimised to: a. reduce maintenance and erosion; b. achieve amenity and ecological outcomes; c. provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	AO8.1 Development provides planting densities and stock sizes when planting in natural ground which achieves: a. full coverage of the mulched planting areas within 2 years; b. 95% coverage of the extent of the elevation within 2 years where for green facades. AO8.2 Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	Not Applicable. The proposal does not propose/nor involve landscaping at this point.
PO9 Development provides planting areas in open-air car	AO9.1 Development provides species in a car park that are	Not Applicable. The proposal does not propose/nor involve landscaping at this point.

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.	selected in accordance with the Planting species planning scheme policy. AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	
PO10 Development for a shade structure does not compromise landscape outcomes.	AO10 Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	Not Applicable. The proposal does not propose/nor involve landscaping at this point.
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.	Not Applicable. The construction of retaining walls is not proposed.
PO12 Development provides for: a. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; b. drainage and stormwater management measures to reduce any adverse impacts on the landscape; c. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; d. reticulated irrigation to all artificial growing environments. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain. 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. AO12.3 Development provides areas of pavement, turf, landscaping 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	Not Applicable. The proposal does not propose/nor involve landscaping at this point.

with the performance outcome and acceptable outcomes.	connections. AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	
PO13 Development provides landscaping and supporting growing environments which: a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	AO13.1 Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight. AO13.2 Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area. AO13.3 Development provides one hose cock within each private landscape and recreation area. AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path. AO13.5 Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site. AO13.6 Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures. AO13.7 Development ensures that artificial growing environments are designed to allow for flush out.	Complies with AO13.1 – AO13.8. All turfed areas on site are able to be accessed externally by standard lawn maintenance equipment, receive adequate sunlight and be serviced by an adequate/existing water supply.

	AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	
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.	Not Applicable. The proposal does not propose/nor involve landscaping at this point.
PO15 Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function. Note—Guidance is provided in the Landscape design planning scheme policy.	AO15.1 Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development. AO15.2 Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	Not Applicable. The proposal does not propose/nor involve landscaping at this point.
PO16 Development incorporating a rooftop garden provides landscaping that: a. is integrated into the rooftop garden design; b. ensures that landscaped open spaces dominate the built form elements; c. contributes to shade of communal open space; d. enhances the visual amenity and function of different rooftop garden spaces; e. contributes to greening the building appearance when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	AO16.1 Development incorporating a rooftop garden provides landscaping that includes: a. planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building; b. a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy; c. suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years. AO16.2	Not Applicable. The proposal does not propose/nor involve landscaping at this point.

	Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are: a. a minimum 75% open to the sky; b. provided in addition to any artificial soft landscape features.	
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9.4.9 Stormwater code

9.4.9.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot or operational work if:
 - a. assessable development where this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), reconfiguring a lot (section 5.6) operational work (section 5.8) or an overlay (section 5.10); or
 - b. impact assessable development, to the extent relevant.
2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy.

9.4.9.2 Purpose

1. The purpose of the Stormwater code is to assess the suitability of the stormwater aspects of development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development achieves acceptable levels of stormwater run-off quality and quantity by applying water sensitive urban design principles as part of an integrated stormwater management framework.
 - b. Development protects public health and safety and protects against damage or nuisance caused by stormwater flows.
 - c. Development has a stormwater management system which maintains, recreates or minimises impact to natural catchment hydrological processes.
 - d. Development ensures that the environmental values of the city's waterways are protected or enhanced.
 - e. Development minimises run-off, including peak flows.
 - f. Development maintains or enhances the efficiency and integrity of the stormwater infrastructure network.
 - g. Development minimises the whole of life cycle cost of stormwater infrastructure.

9.4.9.3 Performance outcomes and acceptable outcomes

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.	Complies with AO1. Proposed development is unlikely to necessitate changes to how stormwater is currently being managed on site. Where existing on site stormwater management requires alterations, this will be carried out in accordance with the Infrastructure design planning scheme policy.
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. AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	Complies with AO2.1 and AO2.2. Proposed development is unlikely to necessitate changes to how stormwater is currently being managed on site. Where existing on site stormwater management requires alterations, this will be carried out in accordance with the Infrastructure design planning scheme policy. There is sufficient space on site to accommodate future development within areas not currently subject to known/mapped flood hazards.
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. AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme	Complies with PO3. Proposed development is unlikely to necessitate changes to how stormwater is currently being managed on site. Where existing on site stormwater management requires alterations, this will be carried out in accordance with the Infrastructure design planning scheme policy. There is sufficient space on site to accommodate future development within areas not currently subject to known/mapped flood hazards. It is noted that the existing foul water pipe bisecting the

	policy. AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy. AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	subject site is understood to be used to currently convey flows away from the adjoining lots to the north.
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. AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	Complies with AO4.1 and AO4.2. Proposed development is unlikely to necessitate changes to how stormwater is currently being managed on site. Where existing on site stormwater management requires alterations, this will be carried out in accordance with the Infrastructure design planning scheme policy.
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.	Not Applicable. These provisions are not proposed.
PO6 Development ensures that location and design of stormwater detention and water quality treatment: a. minimises risk to people and property; b. provides for safe access and maintenance; c. minimises ecological impacts to creeks and waterways.	AO6.1 Development locates stormwater detention and water quality treatment: a. outside of a waterway corridor; b. offline to any catchment not contained within the development. AO6.2 Development providing for stormwater detention and water quality treatment devices are designed in	Not Applicable. The detention and treatment of water on site is not proposed

	compliance with the standards in the Infrastructure design planning scheme policy.	
PO7 Development is designed, including any car parking areas and channel works to: a. reduce property damage; b. provide safe access to the site during the defined flood event.	AO7.1 Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E and Table 9.4.9.3.F. Note—Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan). 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.	Complies with AO7.1 and AO7.2. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Specifically, the proposal seeks to shift the existing common boundary (currently shared between the two subject lots), slightly further south to create two new lots that are similar in size. Although the proposal does not involve the construction of new buildings and/or structures – it is noted that: • the proposal seeks to realign the common boundary currently shared between two existing lots (Lot 2 on RP12575 and Lot 51 on RP12574). • There is sufficient space within each proposed new lot to accommodate future residential development outside of areas mapped as being affected by flood hazards. • There is sufficient space within each proposed new lot to accommodate a suitably sized/shaped building envelope above the defined 1% AEP – being 3.5m. • All new access provisions are able to be established/situated above the defined 1% AEP, being 3.5m.
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. AO8.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while	Complies with AO8.1 – AO8.4. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Specifically, the proposal seeks to shift the existing common boundary (currently shared between the two subject lots), slightly further south to create two new lots that are similar in size. Therefore, for the most

	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. 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. 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.	part, the existing/external site boundaries (rear, side and front) will remain unchanged. Proposed development is unlikely to necessitate changes to how stormwater is currently being managed on site. Where existing on site stormwater management requires alterations, this will be carried out in accordance with the Infrastructure design planning scheme policy.
PO9 Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.	AO9 No acceptable outcome is prescribed.	Complies with PO9. Proposed development is unlikely to necessitate changes to how stormwater is currently being managed on site. Where existing on site stormwater management requires alterations, this will be carried out in accordance with the Infrastructure design planning scheme policy.
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.	Complies with PO10. Proposed development is unlikely to necessitate changes to how stormwater is currently being managed on site. Where existing on site stormwater management requires alterations, this will be carried out in accordance with the Infrastructure design planning scheme policy.
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: a. existing capacity of stormwater infrastructure	AO11.1 Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.	Not Applicable. It is understood that catchment areas applicable to the subject site are located down slope.

within and external to the site, and any planned stormwater infrastructure upgrades; b. safe management of stormwater discharge from existing and future up-slope development; c. implication for adjacent and down-slope development.	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	
PO12 Development provides stormwater infrastructure which: a. remains fit for purpose for the life of the development and maintains full functionality in the design flood event; b. can be safely accessed and maintained cost effectively; c. ensures no structural damage to existing stormwater infrastructure.	AO12.1 The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy. 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.	Complies with AO12.1. and AO12.2. Proposed development is unlikely to necessitate changes to how stormwater is currently being managed on site. Where existing on site stormwater management requires alterations, this will be carried out in accordance with the Infrastructure design planning scheme policy.
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.	Complies with PO13. Proposed development is unlikely to necessitate changes to how stormwater is currently being managed on site. Where existing on site stormwater management requires alterations, this will be carried out in accordance with the Infrastructure design planning scheme policy.
PO14 Development ensures that: a. unnecessary disturbance to soil, waterways or	AO14 No acceptable outcome is prescribed.	Complies with PO14. No soil disturbance is likely to result from this proposal.

drainage channels is avoided; b. all soil surfaces remain effectively stabilised against erosion in the short and long term.		
PO15 Development does not increase: a. the concentration of total suspended solids or other contaminants in stormwater flows during site construction; b. run-off which causes erosion either on site or off site.	AO15 No acceptable outcome is prescribed.	Complies with PO15. An increase in the total suspended solids or other contaminants in stormwater flows during construction, as well as the likelihood of erosion occurring as a result of proposed development, is not anticipated.
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.		
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. <i>Note—Prescribed water contaminants are defined in the Environmental Protection Act 1994.</i> <i>Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.</i>	AO16 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	Not Applicable. The proposal is not considered to be high-risk development.
PO17 Development ensures that: a. the discharge of wastewater to a waterway or external to the site is avoided; or b. if the discharge cannot practicably be avoided, the development minimises wastewater	AO17 No acceptable outcome is prescribed.	Not Applicable. The proposal is not considered to be high-risk development.

discharge through re-use, recycling, recovery and treatment. Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome. Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code.		
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: - the long term infrastructure for the stormwater network in the Long term infrastructure plans; - the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan; - the provision of long term, existing and planned infrastructure for the stormwater network which: - is required to service the development or an existing and future urban development in the planning scheme area; or - 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: - for long term infrastructure for the stormwater network, the Long term infrastructure plans; - for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan; - the standards for stormwater drainage in the Infrastructure design planning scheme policy.	Complies with AO18. Proposed development is unlikely to necessitate changes to how stormwater is currently being managed on site. Where existing on site stormwater management requires alterations, this will be carried out in accordance with the Infrastructure design planning scheme policy.
PO19 Development provides for the payment of extra trunk infrastructure costs for the following: for development completely or partly outside the priority infrastructure area in the Local	AO19 No acceptable outcome is prescribed.	Not Applicable.. The proposal does not involve the provision of trunk infrastructure that is to be provided earlier than planned in the LGIP, long term infrastructure for the stormwater network and/or other stormwater network infrastructure. Specifically, it is noted that the subject

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>.		site is located within an existing/developed urban area, with established residential uses.
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Table 9.4.9.3.B—Categories of flood planning levels

Flooding type ⁽¹⁾	Minimum design floor or pavement levels (m AHD) ⁽²⁾ (refer to Table 9.4.9.3.C for assignment of these categories)				
	Category A	Category B	Category C	Category D	Category E
Waterway ^(A) or open channel	1% AEP flood level + 500mm	1% AEP flood level + 300mm	1% AEP flood level	1% AEP flood level	5% AEP flood level
Overland flow flooding ^(B)	2% AEP flood level +500mm	2% AEP flood level +300mm	2% AEP flood level	2% AEP flood level	5% AEP flood level

Notes—

⁽¹⁾ Where the site is subject to more than one type of flooding that is overland flow flooding, creek or waterway flooding or river flooding, the minimum flood immunity level is the highest level determined from these sources.

⁽²⁾ Where flood levels are not available from Council's Floodwise Property Report such as overland flow flooding, the applicant will need to engage a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies to estimate the relevant flood level.

Note ^(A) A waterway, including any indicated on the planning scheme maps, is defined as any element of a river, creek, stream, gully or drainage channel, including the bed and banks, typically with a catchment area greater than 30ha.

Note ^(B) Overland flow flooding usually occurs when the capacity of the underground piped drainage system is exceeded and/or when the overland flow path is blocked. Localised overland flow paths generally traverse along roadways, and in the older established areas, through private properties within existing low points and gullies. A localised overland flow path is not characterised by well-defined bed and banks and the contributing catchment is generally less than 30ha.

Note—A flood event with an AEP of 1% is the equivalent of a 100 year ARI flood event.

Note—A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.

Note—A flood event with an AEP of 5% is the equivalent of a 20 year ARI flood event.

Note—The flood immunity level in some older inner-city areas is often controlled by local ponding.

Table 9.4.9.3.C—Flood planning level categories for development types

BCA building classification ⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category Refer to Table 8.2.11.3.L
Class 1—4	Habitable room	Category A
	Non-habitable room including patio and courtyard	Category B
	Non-habitable part of a Class 2 or Class 3 building excluding the essential services ⁽²⁾ control room	Category B
	Parking located in the building undercroft of a multiple dwelling	Category C
	Carport ⁽⁴⁾ , unroofed car park; vehicular manoeuvring area	Category D
	Essential electrical services ⁽²⁾ of a Class 2 or Class 3 building only	Category A ⁽⁶⁾
	Basement parking entry ⁽³⁾	Category C + 300mm

Class 5, Class 6, or Class 8	Building floor level	Category C
	Garage or car park located in the building undercroft ⁽³⁾	Category C
	Carport ⁽⁴⁾ or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Basement parking entry ⁽³⁾	Category C
	Essential electrical services ⁽²⁾	Class 8 — Category C ⁽⁶⁾ Class 5 & 6 — Category A ⁽⁶⁾
Class 7a	Refer to the relevant building class specified in this table	
Class 7b	Building floor level	Category C
	Vehicular access and manoeuvring area	Category D
	Essential electrical services ⁽²⁾	Category C
Class 9	Building floor level	Category A
	Building floor level for habitable rooms in Class 9a or 9c where for a residential care facility	0.2% AEP flood
	Garage or car park located in the building undercroft ⁽³⁾	Category C
	Carport ⁽⁴⁾ or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Essential electrical services ⁽²⁾	Category A
Class 10a	Car parking facility	Refer to the relevant building class specified in this table
	Shed ⁽⁵⁾ or the like	Category D
Class 10b	Swimming pool	Category E

	Associated mechanical and electrical pool equipment	Category C
	Other structures	Flood immunity standard does not apply

Notes—

- (1) Refer to the Building Code of Australia for definitions of building classifications.
- (2) Essential services include any room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high-voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high-voltage cables and lift controls.
- (3) Basement car parks must be suitably waterproofed and all air vents, air-conditioning ducts, pedestrian access and entry and exit ramps at the car park entrance have flood immunity in accordance with this table.
- (4) A shelter for a motor vehicle, which has a roof and one or more open sides, and which can be built against the side of a building.
- (5) A slight or rough structure built for shelter and storage; or a large strongly built structure, often open at the sides or end.
- (6) Where essential services are proposed in a basement below the specified flood planning level, the flood immunity of all air vents, air-conditioning ducts, pedestrian access, lift shafts and entry/exit ramps at the basement entrance and any other openings into that basement must conform to Category A for Residential development, and the relevant basement entry level of all other uses. This will require a waterproof basement design to prevent floodwaters entering the basement to ensure flood immunity.

Note—A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.

Note—A flood event with an AEP of 0.2% is the equivalent of a 500 year ARI flood event.

Note—Where a building has a combination of uses that includes a component of class 2, 3 or 9, the essential services for that building shall comply with the requirements of the building class with the greatest flood immunity requirement.

Note—Use classes for residential development also include basement storage.

Table 9.4.9.3.D—Flood planning levels for a new road

Flooding type ⁽¹⁾	Minimum design levels at the crown of the road (m AHD) ⁽²⁾	
	Residential development	Industrial or commercial development
Waterway ^(A) or open channel	1% AEP flood level	2% AEP flood level
Overland flow flooding ^(B)	2% AEP flood level	2% AEP flood level

Notes—

- (1) Where the site is subject to more than 1 type of flooding, the minimum flood planning level is the highest level determined from these sources. It should be noted that the flooding planning level in some older areas is often controlled by local ponding.
- (2) Where flood levels are not available from Council's Floodwise Property Report, such as overland flow flooding, the applicant will need to engage a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies to estimate the relevant flood level.

Note ^(A) A waterway including any indicated on the planning scheme maps is defined as any element of a river, creek, stream, gully or drainage channel, including the bed and banks typically with a catchment area greater than 30ha.

Note ^(B) Overland flow flooding usually occurs when the capacity of the underground piped drainage system is exceeded and/or when the overland flow path is blocked. Localised overland flow paths generally traverse along roadways, and in the older established areas, through private properties within existing low points and gullies. A localised overland flow path is not characterised by well-defined bed and banks and the contributing catchment is generally less than 30ha.

Note—A flood event with an AEP of 1% is the equivalent of a 100 year ARI flood event.

Note—A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.

Note—A flood event with an AEP of 5% is the equivalent of a 20 year ARI flood event.

Table 9.4.9.3.E—Flood planning levels for essential community infrastructure

Type of essential community infrastructure	Minimum design levels
Emergency services	0.2% AEP flood
Emergency services, where for an emergency shelter	0.5% AEP flood
Emergency services, where for police facilities	0.5% AEP flood
Hospital and health care service, where associated with a hospital	0.2% AEP flood
Community facility where involving storage of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood
State-controlled roads Major or minor electricity infrastructure not otherwise listed in this table Utility installation where for rail transport services Air service Telecommunications facility	No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.
Power stations (as defined in the <i>Electricity Act 1994</i>) or renewable energy facility.	0.2% AEP flood
Major electricity infrastructure where a major switch yard	0.2% AEP flood
Substations	0.5% AEP flood
Utility installation where for a sewage treatment plant	DFE

Utility installation where for a water treatment plant	0.5% AEP flood
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Note—A flood event with an AEP of 0.2% is the equivalent of a 500 year ARI flood event.

Note—A flood event with an AEP of 0.5% is the equivalent of a 200 year ARI flood event.

Table 9.4.9.3.F—Flood planning levels for reconfiguring a lot

Flooding type ⁽¹⁾	Minimum lot levels (m AHD) ⁽²⁾	
	Residential	Other than residential
Waterway ^(A) or open channel	1% AEP flood level + 300mm	1% AEP flood level
Overland flow flooding ^(B)	1% AEP flood level + 300mm	2% AEP flood level

Notes—

⁽¹⁾ Where the site is subject to more than one type of flooding, the minimum flood immunity level is the highest level determined from these sources.

⁽²⁾ Where flood levels are not available from Council's Floodwise Property Report such as overland flow flooding, the applicant will need to engage a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies to estimate the relevant flood level.

Note ^(A) A waterway including any indicated on the planning scheme maps is defined as any element of a river, creek, stream, gully or drainage channel, including the bed and banks typically with a catchment area greater than 30ha.

Note ^(B) Overland flow flooding usually occurs when the capacity of the underground piped drainage system is exceeded or when the overland flow path is blocked. Localised overland flow paths generally traverse along roadways, and in the older established areas, through private properties within existing low points and gullies. A localised overland flow path is not characterised by well-defined bed and banks and the contributing catchment is generally less than 30ha.

Note—A flood event with an AEP of 1% is the equivalent of a 100 year ARI flood event.

Note—A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.

9.4.10 Subdivision code

9.4.10.1 Application

1. This code applies to assessing reconfiguring a lot if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9), reconfiguring a lot (section 5.6) or an overlay (section 5.10); or
 - b. impact assessable development, to the extent relevant.

Note—This code applies to all aspects of reconfiguring a lot, ranging from a single site where no road is created to a new residential community, as well as other types of reconfiguring a lot.

Editor's note—Reconfiguring a lot involving only the subdivision of 1 lot into 2 lots is subject to the regulated categories of development and assessment in section 5.4, if in a zone in the Residential zones category or in a zone in the Industry zones category. In this instance, the Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code, being a requirement under the Regulation will also apply.

2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where buildings are approved, they and the land they are on can be separately titled either in freehold or other title forms. The provisions in this code relating to reconfiguring a lot of existing or approved buildings do not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category. A dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a zone in the Residential zones category is always to remain as a sole lot by any title or tenure. A reconfiguring a lot proposal that does separate these components of a dwelling house and includes them on individual title is inappropriate and incompatible development and is highly unlikely to be supported. This ensures that the expectation of residents for a high standard of residential amenity is protected.

Note—If reconfiguring a lot is proposed in conjunction with a development application for a use or uses that require assessment, the development application for the reconfiguring a lot will not be approved until the development application for the intended change of use has been determined.

Note—This code may be applied in conjunction with or subsequent to a material change of use and the sealing of a plan of subdivision may be subject to matters relating to the material change of use.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- biodiversity areas, guidance and requirements are provided in the Biodiversity areas planning scheme policy;
- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- structure plan preparation, guidance is provided in the Structure planning planning scheme policy;
- transport, access, parking or servicing, standards and guidelines are provided in the Transport, access, parking and servicing planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy;
- climate-responsive subtropical design of buildings or outdoor spaces, guidance is provided in the Subtropical building design planning scheme policy.

9.4.10.2 Purpose

1. The purpose of the Subdivision code is to regulate development for reconfiguring a lot.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development for reconfiguring a lot proposed in conjunction with or subsequent to a material change of use maintains or improves the:
 - i. landscape and built form character, environmental and other values of the site or locality;

- ii. safe and efficient operation of existing and future lawful uses and activities on the site or adjacent premises;
- iii. amenity of intended uses and existing surrounding residential uses;
- iv. comfort, quiet, privacy and safety (including the impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected in the zone or zone precinct that applies to the site.
- b. Development for reconfiguring a lot results in lots and an arrangement of lots that:
 - i. achieve the relevant outcomes and comply with the standards required by the planning scheme for the zones, zone precincts, neighbourhood plans and overlays that apply to the site;
 - ii. accommodate lawful uses;
 - iii. are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development;
 - iv. are arranged and configured to complement the pattern of development in the locality;
 - v. address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values.
- c. Development for reconfiguring a lot under the *Land Title Act 1994* and the *Body Corporate and Community Management Act 1997* occurs in a manner that achieves good urban design outcomes.
- d. Development for reconfiguring a lot associated with or resulting from a material change of use provides lots and arrangement of lots for the purposes of titling and any easement relevant to the development.
- e. Development for reconfiguring a lot of an existing building and associated land can be separately titled either in freehold or other title forms.
- f. Development for reconfiguring a lot relating to existing or approved buildings does not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category and a dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a zone in the residential zones category is always to remain as a sole lot by any title or tenure.
- g. Development for reconfiguring a lot provides infrastructure and services that:
 - i. comply with the relevant standards in the planning scheme;
 - ii. effectively integrate with existing and planned infrastructure and services to the extent these are identified or necessary to support the development for its intended purpose;
 - iii. maximise the quality and utility of the public realm.

9.4.10.3 Performance outcomes and acceptable outcomes

Table 9.4.10.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—General performance outcomes and acceptable outcomes for reconfiguring a lot		
PO1	AO1.1	Complies with AO1.1. The proposed reconfiguration will provide for two new

Development results in lots and an arrangement of lots that: - enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use; - are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; - feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development; - complement the streetscape, local context and character for the locality; - address development constraints.	Development provides lots with dimensions in compliance with Table 9.4.10.3.B. Note—Dwelling density may also be specified in the planning scheme in addition to the minimum or average lot sizes specified in Table 9.4.10.3.B. Development must comply with both parameters. Note—Parts 1 to 3 of Table 9.4.10.3.B provide the minimum dimensions for standard, small and rear lots to accommodate the range of residential development intended for the Low density residential zone, Character residential zone, Low-medium density residential zone and the Emerging community zone. Note—Part 4 of Table 9.4.10.3.B provides dimensions for lots in other zones and in the South East Queensland Regional Plan area under certain circumstances. Where a zone is not identified in Part 4 of Table 9.4.10.3.B the relevant dimensions are either use or activity specific and no acceptable outcome is prescribed. Note—The Dwelling house code and Dwelling house (small lot) code provide requirements for dwelling houses on standard lots and small lots. Table 9.4.10.3.B is not part of the assessment for a dwelling house other than as identified in the tables of assessment in Part 5. Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions.	lots as follows: Proposed lot 1: - Small lot within the infill housing zone precinct of the Character residential zone – 300m² in area. - Achieves 6m x 15m minimum rectangle dimension. - Achieves the 7.0m minimum average lot width and frontage. Proposed lot 2: - Small lot within the infill housing zone precinct of the Character residential zone – 300m² in area. - Achieves 6m x 15m minimum rectangle dimension. - Achieves the 7.0m minimum average lot width and frontage.
	AO1.2 Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot where meeting the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i>. Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Parts of this code and other codes in the planning scheme determine the circumstances for the application of a building envelope plan or a development footprint plan. Note—A building envelope plan or a development footprint plan may also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing. AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or	AO1.2 – Not Applicable. The proposal does not require a building envelope plan or development footprint plan.

	structure being located: - across a proposed lot boundary; or - within a setback required by the planning scheme. Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot. Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan. Note—Where development involves work for walls or structures (other than a fence) on or near to a proposed lot boundary and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the structure is to be located in the position identified by the preceding development approval or approved plans, planning scheme and Building Regulation. Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located: - physical inspection is undertaken at the framing stage of construction; - written evidence in the form of a plan of subdivision is prepared by a suitably qualified person; - other evidence received and agreed by the Council.	
PO2 Development creates useable lots that: - do not rely on excessive cut and fill; - do not intrude into areas of waterway and environmental significance; - ensure any cutting, filling, retaining walls and earthworks: - minimise adverse impacts to vegetation, natural features and topography; - avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways;	A02.1 Development ensures that any cutting, filling, retaining walls and earthworks: - result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: - a single level change; or - any step in a series of level changes. - locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; - limits cut and fill to less than 1m in height for construction of transport network elements. Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B. Note—The transport network is any element that provides for the	Not Applicable. Earthworks are not proposed.

d. minimise adverse impacts to the utility of existing or proposed transport network elements.	movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended. AO2.2 Development involving a lot with an area less than 450m² is located on a site with a maximum average slope of: 1 into 10 on the shortest lot axis; 1 into 15 on the longest axis. AO2.3 Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks occurring on the site. Note—A minimum rectangle dimension sited on level to gently sloping land is required to ensure that lots are able to be developed for a dwelling in accordance with the requirements of the planning scheme. Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone. AO2.4 Development does not involve the creation of canals or artificial waterways.	
PO3 Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: - in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; - for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; - to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; - to maintain the safety and efficiency of the	AO3.1 Development provides roads, pavement and concrete kerb and channel that provide for: - design and construction in accordance with the road hierarchy; - safe travel for pedestrian, cyclists and vehicles; - access to properties for all modes; - utilities; - high levels of aesthetics and amenity, improved liveability and future growth; - a high-quality streetscape; - a low-maintenance asset with minimal whole-of-life cost.	Complies with AO3.1. The proposal will maintain the standard verge profile along the Gillan Street frontage. Any alteration to the road, pavement, or concrete kerb and channel will be provided accordingly. Complies with AO3.2. The proposal is capable of providing each new lot with access to Gillan Street. Each new and/or altered access will be appropriately setback from services and streetscape features as well as being designed and constructed in accordance with the TAPS PSP. Each crossover will be a minimum width of 4.5m.

transport network for vehicles, buses, pedestrians and cyclists; e. at an adequate width, suitable gradient and appropriate construction standard; f. to avoid unreasonable detriment or nuisance to an adjacent premises; g. to preserve the amenity and function of the public realm in accommodating: - high levels of pedestrian traffic; - large subtropical street trees; - on-street parking.	Editor's note—See Section B for additional requirements where new road is proposed. AO3.2 Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. AO3.3 Development provides each lot with access to a public road other than a major road, that is: - direct; or - via a formal access arrangement that is: - registered on a title over another lot; or - a reciprocal access easement; or - over common property; - located as far away as practicable from an existing or proposed dwelling; - compliant with the road corridor design standards in the Infrastructure design planning scheme policy; - the width specified: - in the Transport, access, parking and servicing planning scheme policy where an access way to a rear lot in the Low density residential zone, Character residential zone, Low-medium density residential zone or Emerging community zone; or - in Table 9.4.10.3.B where in any other zone; - compliant with the standard vehicle type requirements for the zone and zone precinct applicable to the site and intended use. AO3.4 Development provides safe sight distances at the following locations: - an access point along the frontage of each lot;	Complies with AO3.3. Proposed lots are able to be provided with direct access to Gillan Street – being a public, neighbourhood (minor) road. Complies with AO3.4. The proposal is capable of providing safe sight distances at the access points. Complies with AO3.5. The proposal will maintain the standard verge profile along the Gillan Street frontage, in accordance with the infrastructure design planning scheme policy.
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	b. a junction and an intersection, including corner truncation; c. a pedestrian or cyclist crossing. AO3.5 Development provides grades within a lot that: a. enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy; b. do not require cut and fill in excess of 1m in height.	
PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks. Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the <i>Planning Act 2016</i>.	AO4.1 Development provides land and works for infrastructure and services in compliance with the: a. Local government infrastructure plan; b. standards in the Infrastructure design planning scheme policy; c. Refuse planning scheme policy; d. Transport, access, parking and servicing planning scheme policy; e. Long term infrastructure plan; f. codes and planning scheme policies that apply to the site. AO4.2 Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme. AO4.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or b. a 6m long by 3 equal chord truncation if a minor	Complies with AO4.1. The subject site is not identified in the LGIP or LTIP as having planned works for infrastructure, services, or land. The proposed infrastructure and services are to be provided in accordance with the IDPSP, Refuse PSP, TAPS PSP, and other assessable Codes and relevant PSP's. Complies with AO4.2. Proposed development is unlikely to necessitate changes to how stormwater is currently being managed on site. Where existing on site stormwater management requires alterations, this will be carried out in accordance with the Infrastructure design planning scheme policy. Not Applicable – AO4.3. A corner truncation is not required.

	road.	
PO5 Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal occupation of the lot by the intended land use and activities associated with that use.	AO5 Development ensures that lot density, location, arrangement and dimensions address potential adverse impacts on the normal occupation of the lot for its intended use and associated activities, by: - identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; - avoiding the hazard; or - mitigating hazard impacts, including through buffers, structures or other necessary measures. Note—Overlays and neighbourhood plans provide information about potential risks and hazards and how to address them. However, the planning scheme may not reflect risks and hazards determined as part of the analysis of the site and its surrounds and assessment of the development or changed circumstances or those associated with: - contaminated land; - transport noise corridors on State-controlled roads and the rail network. The Queensland Government's Contaminated land register and Environmental management register should be consulted regarding contaminated land. The State Planning Policy Interactive Mapping System should be consulted regarding transport noise corridors.	Complies with AO5. The proposal has been appropriately designed to respond to/enhance the site's existing values and constraints, infrastructure and services, with the aim of causing a minimal affect on the amenity of the surrounding area. Specifically, it is noted that the proposal carefully responds to/addressed known/mapped flood hazards, by ensuring all new/future buildings and structures can be located on that part of each new lot which is not affected by flood hazards.
Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving: - rearranging the boundaries of a lot; or - volumetric format plan subdivision; or - a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories.		
PO6 Development ensures that any rearrangement of a lot boundary: - does not create additional lots; - wholly contains infrastructure and services within the lot they serve; - results in lots having a dimension, arrangement and size that maintains or	AO6 No acceptable outcome is prescribed.	Complies with PO6. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Specifically, the proposal seeks to shift the existing common boundary (currently shared between the two subject lots – Lot 2 on RP12575 and Lot 51 on RP12574), slightly further south to create two new lots that are similar in size. Infrastructure service provisions are existing and located within the Gillan Street road

improves consistency with the: i. character intended for the locality; ii. outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.		reserve a lot the sites frontage. Relocation/removal of the existing foul water pipe that bisects the subject site will be addressed at detailed design phase. Proposed lot sizes and dimensions are considered to be consistent with other residential lots of a similar size observed throughout the immediate area. The proposal will facilitate the provision of two lots that are of a suitable size (small lots), to allow for the provision of additional residential development within an area intended for residential purposes.
PO7 Development ensures that volumetric format plan subdivision and any associated statutory easements: a. facilitate efficient development; b. ensure reasonable and practical access to services, facilities and infrastructure appropriate to the current and any intended future use of the premises; c. are in accordance with an existing development approval or approved building; d. are consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.	AO7 No acceptable outcome is prescribed.	Not Applicable. A volumetric format plan subdivision is not proposed.
PO8 Development ensures that a subdivision involving 2 or more zones, zone precincts, a neighbourhood plan precinct or overlay sub-categories, provides for the: a. different lot design requirements that are applicable to the zones, zone precincts, neighbourhood plans and overlays and applicable to the site; b. lawful uses intended for the site and the locality.	AO8.1 Development ensures that the boundary between the zones, zone precincts, neighbourhood plans, overlays and land uses are reflected in the design, arrangement and boundaries for proposed lots to the extent relevant. AO8.2 Development includes separation, buffers, management zones or other means to address any adverse amenity, health or safety impacts caused by an adjacent use. AO8.3 Development provides lot dimensions and size in each	Not Applicable. The proposal does not involve 2 or more zones, zone precincts, neighbourhood plan precincts or overlay subcategories.

	different zone, zone precinct, neighbourhood plan and land use that is in compliance with Table 9.4.10.3.B.	
Section B—Transport, traffic and movement outcomes for reconfiguring a lot involving: 10 or more lots; or - road reserve or new road; or - cycle or pedestrian routes.		
PO9 Development ensures that the transport network and all its component elements is designed to: - facilitate the efficient and cost-effective provision and maintenance of infrastructure; - deliver the intended functional outcome of each element; - have a clear hierarchical structure using the existing network classification; - provide a high level of internal accessibility and external connectivity for local vehicle, pedestrian and bicycle networks and where relevant, public transport and freight networks. Note—A traffic impact assessment may be required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied. Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended.	AO9 Development provides a transport network that: - is designed and constructed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy; - completes, aligns and integrates with the relevant components of the surrounding transport network identified through: - the Road hierarchy overlay map; - the Bicycle network overlay map; - the Streetscape hierarchy overlay map; - any other overlay, neighbourhood plan, preliminary approval, development approval, structure plan or other plans agreed by the Council, over the subject site or land adjoining and in the locality of the subject site; - a traffic impact assessment report in accordance with the Transport, access, parking and servicing planning scheme policy and the report outcomes as agreed by the Council; - when resulting in a stub road for a proposed future road connection, provides a turn-around area or easement in compliance with the Refuse planning scheme policy and the Infrastructure design planning scheme policy.	Not Applicable. The proposal does not involve 10 or more new lots, a new road reserve or road and/or new cycle or pedestrian routes.

	Note—The majority of relevant standards identified in the planning scheme are located in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy. Note—This outcome can be demonstrated through an application that: • is accompanied by sufficient information (including computer modelling input and output data) to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and/or the standards and guidelines of the Transport, access, parking and servicing planning scheme policy and that any computer modelling input and output data is accurate, reasonable and carried out in accordance with sound traffic engineering practices.	
PO10 Development provides permeable, connected, attractive and safe pedestrian and bicycle networks that: a. are designed to provide permeability for pedestrians and cyclists having regard to the surrounding area and existing and future networks; b. are safe, suitably shaded and embellished, attractive and efficient; c. link destinations such as major developments, public transport stops and parks along the safest, most direct and convenient routes; d. provide routes that are on areas of least slope and avoid potential hazards such as flooding; e. run predominantly along public spaces including streets or parks that are fronted by dwellings; f. are located where there is casual surveillance, avoiding an area with a major break in surveillance and an unlit area at night;	AO10.1 Development provides a pedestrian and bicycle network that connects into the broader network of proposed and existing pathways, that: a. is in compliance with the Infrastructure design planning scheme policy and any overlay, neighbourhood plan, preliminary approval, development approval that applies to the site or structure plan relevant to the site; or b. uses a pedestrian and bicycle accessibility grid-based network throughout the development where no overlay, neighbourhood plan, preliminary approval, development approval or structure plan applies. Note—The Infrastructure design code requires the creation of footpaths and bikeways in compliance with the standards and specifications in the transport network and road corridor design sections of the Infrastructure design planning scheme policy, where in the road reserve or through a park. AO10.2 Development provides pathway links outside the road corridor that:	Not Applicable. The proposal does not involve 10 or more new lots, a new road reserve or road and/or new cycle or pedestrian routes.

g. are widened at potential vehicle conflict points. Note—While the road layout may include no through roads such as cul-de-sacs in limited circumstances, the pedestrian and bicycle network may not. Note—Pedestrian and bicycle networks should be designed in conjunction with the design of the road network and lot layout.	a. comply with the Infrastructure design planning scheme policy; b. incorporate key elements of crime prevention through environmental design, including: - having a maximum length of 40m; - providing a direct line of sight between ends of the link; - connecting between the road network and the park where development is located between them. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy. Note—A minimum of 50% of any park frontage should be to a minor road.	
PO11 Development provides a road reserve and carriageway that is of sufficient design, width and arrangement to preserve the function of the road hierarchy and address all impacts on the road network, including: - safe and efficient movement of users, including vehicles, cyclists and pedestrians; - vehicle parking; - access to properties, including accommodation of the largest design service vehicle; - construction and maintenance of public utilities; - landscaping, street trees and shading; - safety and visibility; - integrated pedestrian and cyclist movement and safety; - noise reduction; - required design vehicles; - utility services.	A011 Development provides a road reserve and carriageway that is designed in compliance with its road hierarchy classification within the Infrastructure design planning scheme policy.	Not Applicable. The proposal does not involve 10 or more new lots, a new road reserve or road and/or new cycle or pedestrian routes.

PO12 Development provides a road network that: a. includes a minor road network that creates convenient and safe movement between uses and to major roads; b. positively contributes to and enhances the bicycle network and streetscape hierarchy; c. caters for the expected vehicle, pedestrian and cyclist use; d. utilises geometry consistent with the standards relevant for the road hierarchy; e. provides safe vehicular access to each lot where direct lot access is allowed; f. prevents the needs for traffic-calming devices and ensures speed management is achieved by geometric design and arrangement of roads and paths; g. provides safe pedestrian and cyclist crossings; h. minimises the need for earthworks; i. provides minor roads adjoining and overlooking the public parks network; j. enables the creation of lots that facilitate sufficient solar access for potential dwellings, buildings, structures and activity areas; k. maximises the quality of the public realm, provision of street trees and availability of on-street parking.	AO12.1 Development provides a road network which is designed and constructed in compliance with the Infrastructure design planning scheme policy. AO12.2 Development provides a minor road frontage for a minimum 50% of any park edge where involving new park or adjoining the site of an existing or approved park. AO12.3 Development provides road network that: a. is generally orientated on a modified grid pattern that allows for topographic constraints; b. facilitates the following orientation wherever possible: i. generally north-south roads, to allow lots to have their long axes typically orientated east-west; ii. generally east-west roads, to allow lots to have their long axes typically orientated north-south.	Not Applicable. The proposal does not involve 10 or more new lots, a new road reserve or road and/or new cycle or pedestrian routes.
PO13 Development provides connected road, pedestrian and bicycle networks.	AO13 Development involving new road ensures that a no through road is included only where: a. physical features obstruct road network continuity; b. it is demonstrated that there is no alternative road layout, option or arrangement to provide for road continuity;	Not Applicable. The proposal does not involve 10 or more new lots, a new road reserve or road and/or new cycle or pedestrian routes.

	c. connections with a direct line of sight are provided to existing, proposed or potential through-streets for pedestrians and cyclists at the end of any no through road; d. a manoeuvring area is dedicated for the road stub at the end of a no through minor road, in compliance with the standards in the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy; e. if for residential development, a no through road: - accommodates a maximum of 200 vehicle movements per day; - provides a visible manoeuvring area from the no through road entrance; - is no longer than 150m. f. if for industrial development, a no through road accommodates a maximum of 1,000 vehicle movements per day. Note—Physical features that might obstruct road network connectivity include waterways, parks or significant land use change. The road layout should be designed to overcome the constraint or alternative arrangements such as infrastructure solutions should be provided. If no practical option exists, then this must be demonstrated in the development application.	
PO14 Development maximises opportunities to provide on-street car parking where: - in compliance with the intended function of the road; - taking into consideration kerb space requirements for: - bus stops, passenger set down, servicing and traffic control devices; - street trees and landscaping; - street furniture and public signage; - utilities and other infrastructure.	AO14 Development provides on-street car parking in compliance with the Infrastructure design planning scheme policy and Transport, access, parking and servicing planning scheme policy.	Not Applicable. The proposal does not involve 10 or more new lots, a new road reserve or road and/or new cycle or pedestrian routes.

PO15 Development provides intersection designs that ensure: a. safety, efficient function and visibility for vehicles, pedestrians and cyclists; b. verge areas that provide sufficient space for safe pedestrian movement; c. sufficient space for infrastructure and traffic management.	AO15 Development provides intersections that are designed in compliance with the Infrastructure design planning scheme policy.	Not Applicable. The proposal does not involve 10 or more new lots, a new road reserve or road and/or new cycle or pedestrian routes.
PO16 Development provides a transport network that caters for the extension of existing or future public transport routes and infrastructure including safe pedestrian set-down and pick-up facilities.	AO16 Development provides bus infrastructure and intersections that are designed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy.	Not Applicable. The proposal does not involve 10 or more new lots, a new road reserve or road and/or new cycle or pedestrian routes.
PO17 Development provides a transport network that is: a. designed to operate safely for users, pedestrians and cyclists; b. ensures emergency access or evacuation in emergencies.	AO17 Development provides a secondary road access if access to lots is used by more than 1,000 vehicles per day. Note—The secondary access is to provide emergency vehicles with an alternative route where the primary route may be heavily trafficked and the effectiveness of emergency response is reduced.	Not Applicable. The proposal does not involve 10 or more new lots, a new road reserve or road and/or new cycle or pedestrian routes.
Section C—Specific performance outcomes and acceptable outcomes applicable to development		
Section C1—Development for reconfiguring a lot involving any of the following: a. a site that is more than 1ha in the Emerging community zone; or b. the number of potential dwellings is 20 or more in the Emerging community zone; or c. a site that is more than 7,000m² in the Low density residential zone; or d. the number of lots is 20 or more; or e. the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or f. the creation of more than 50% of the lots with an area less than 350m² where not associated with a material change of use or in accordance with an approved building. Note—Refer to the Structure planning planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate dwelling houses or where reconfiguring a lot is not proposed in conjunction with a material change of use.		
PO18	AO18.1	Complies with PO18. The proposed involves the creation of two lots with

Development delivers contained, sustainable and functional communities comprised of walkable, highly connected and legible neighbourhoods that ensure: a. the lot frontage of all residential lots is within: i. 400m walking distance from a local park, community hub or other central focal point to create a strong and positive neighbourhood identity; ii. 800m walking distance of a local shop and services; b. the greatest intensity of development is within 400m walking distance from: i. a centre other than a Neighbourhood centre; ii. high frequency public transport; c. if residential development, a variety of lot sizes are provided to accommodate a range of dwellings consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; d. connected transport and public parks networks are provided to encourage public and active transport use within and between neighbourhoods; e. an interconnected street pattern that results in safe, connected and permeable neighbourhoods; f. centrally located parks; g. sites are provided for community activities, services and facilities and utilities; h. integrated development with compatible surrounding development approvals and established residential areas; i. the outcomes of neighbourhood plans are delivered; j. site characteristics and setting are addressed	Development is designed and sited in compliance with: a. the structure outlined in a neighbourhood plan, a development approval or a preliminary approval that is relevant to the full nature and extent of the development and that clearly indicates the following: i. integration, connection and relationship of the site with surrounding land uses; ii. roads, pathways, bicycle and public transport stops and stations; iii. character and environmental values and development constraints; iv. parks and key destinations such as centres and community facilities; or b. a structure plan prepared in accordance with the Structure planning planning scheme policy. Note—A neighbourhood plan, preliminary approval or development approval must provide comprehensive information that guides the land use pattern, scale, arrangement, connections, transport network and relationship of the development to surrounding features and values. A structure plan must be prepared in accordance with the Structure planning planning scheme policy where this information is insufficient. AO18.2 Development likely to generate significant pedestrian movements provides a layout with a: a. maximum street block length of 220m; b. maximum street block depth of 80m; c. mid-block pedestrian pathway: i. every 150m of street block length or part thereof where a street block length exceeds 200m; ii. providing a minimum 5m wide direct line of sight between the link ends.	areas less than 350m². Given the size of existing/surrounding properties (ranging from 300m² to 400m²) it is submitted that the proposal will not only be consistent with the smaller lot sizes already observed throughout the area, but will also help to contribute to the provision of varying lot sizes/residential building types. The proposed new lots are of a sufficient size and are expected to accommodate future residential development that is consistent with the purpose and overall outcomes of the CR2 Character (infill housing) Zone. The subject site has direct access/connections to existing transport routes. The site is a brownfield site, within an established urban area and therefore, community facilities and public utilities are existing and available.
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including character and environmental values and development constraints, as detailed in an applicable neighbourhood plan or overlay or as determined through a structure planning process. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating the achievement of this outcome. A structure plan must be prepared where in the Emerging community zone. Note—In interpreting PO18(b)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.		
PO19 Development ensures that the layout retains and responds to: a. physical features such as topography, natural drainage systems and significant vegetation; b. existing heritage or character buildings; c. adjoining existing uses and the transport and public park networks.	AO19.1 Development retains and incorporates significant vegetation within a park, the road reserve, waterways or corridors, common property or private open space areas. Note—The Vegetation planning scheme policy provides guidance on determining what significant vegetation is to be considered in demonstrating achievement of this outcome AO19.2 Development integrates heritage or character buildings with community facilities or shared facilities.	Complies with AO19.1. Vegetation damage/removal is not proposed. It is noted that existing vegetation established within the rear portion of the site (within a mapped waterway corridor) will be retained. Not Applicable – AO19.2. There are no heritage and/or character buildings present.
PO20 Development provides a layout that supports pedestrian access to public transport services by locating: a. a high proportion of dwellings close to public transport stops; b. higher density residential development close to transport stops; c. non-residential or high trip-generating uses immediately proximate to transport stops.	AO20 Development provides 90% or more of lots and all non-residential uses intended for public visitation within a 400m walking distance of an existing or future stop on a public transport route or a dedicated public pedestrian access point to a railway or busway station.	Complies with AO20. It is understood that the subject site is located within 200m of an existing public transport route, which is located along Wynnum Road.
PO21 Development provides a high proportion of lots that	AO21.1 Development provides lots that are generally designed and	Complies with AO21.1 and AO21.2. The proposal will result in the provision of two (2) small lots that are similar in size (approx. 300m²). The slopes

can accommodate climate-responsive subtropical building design for solar access and breeze.	positioned to locate: a. small lots or the greatest dwelling densities on north-facing slopes with gradients of less than 15%; b. larger lots or the lowest dwelling densities on south-facing slopes or parts of the site where solar access is poor. AO21.2 Development involving a small lot that has a building envelope plan, or provides for integrated small lot development, identifies on the building envelope plan private open space orientated to the north or north-east if this can be accommodated to the rear or side of buildings.	observed across the subject site (north-west to south-west) are not known to be greater than 15%. Indicative building envelope plans have been depicted on the proposal plan provided at Attachment 2 to demonstrate that each proposed new lot has sufficient space to accommodate future residential development outside of areas known to be prone to flood hazard impacts.
PO22 Development provides a range of lot sizes and types mixed in one location and located on any street frontage that: a. meet the housing choice outcomes for the zone, zone precinct or neighbourhood plan; b. is consistent with the surrounding lot character; or c. provides a gradual transition in lot character where the site's location provides opportunities to locate near public transport stops and stations and enables ease of access to services and facilities. Note—A performance outcome for a small lot that does not comply with AO22.2 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i>.	AO22.1 Development provides a range of lot sizes that comply with: a. the zone, zone precinct, neighbourhood plan, preliminary approval or development approval; or b. if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, a maximum of 18 dwellings per hectare in the Low density residential zone, and 24 dwellings per hectare in the Low-medium density residential zone; or c. if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, the requirements of Table 9.4.10.3.B and surrounding lot character consistent with the proposed uses of the site. Note—The density of dwellings per hectare is calculated based on the number of dwellings (such as dwelling houses, multiple dwellings) relative to the area of the site for proposed lots intended for dwellings and inclusive of land intended to be included in the Local zone precinct of the Open space zone and local roads. AO22.2	Complies with AO22.1. The subject site is located within the CR2 Character (infill housing) Zone, as well as being subject to the Bulimba District Neighbourhood Plan. The proposed boundary realignment complies with the purpose and overall outcomes of the zone code as it intends to provide for alternative housing types which provide housing diversity and enable people to find suitable accommodation throughout their life cycle. The proposal is consistent with the established residential character of the local area. The proposed lot layouts and configurations comply with the specified requirements, pursuant to the relevant zone/zone precinct. Complies with AO22.2. The proposal seeks approval for the creation of two (2) small lots. Each proposed new lot has frontage to Gillan Street. The proposed lot layout and configuration maintains the existing lot character observed throughout the area.

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

major roads, railways or other non-residential uses; e. development interfaces and land use transitions to residential uses.	d. so that the change of use between residential and non-residential uses occurs along the shared rear boundaries of lots.	
PO24 Development provides a lot mix and location within a residential neighbourhood or subdivision that supports positive streetscape outcomes and balances expected building forms, driveway frequency, on-street parking, water sensitive urban design and other elements.	AO24.1 Development where providing lots for multiple dwellings: a. facilitates direct pedestrian and vehicle access to ground-floor dwellings; b. locates lots: i. on corner sites; or ii. at the ends of street blocks; or iii. where they have dual frontage. Note—Vehicle access in the form of shared driveways and crossovers is desirable to maximise the availability of on-street car parking and provision of street trees. AO24.2 Development ensures that a lot that is less than 350m² or with a frontage width less than 10m: a. is located mid-block or adjacent to a park where there is dual frontage; b. is located in a group up to but not more than 6 in a row to enable integrated design and construction solutions; c. if serviced by a rear lane, the lane is no longer than 60m in length. AO24.3 Development provides for larger lots located on corners or at the end of T-intersections.	Not Applicable – AO24.1. The proposal involves the reconfiguration of a lot. Future land uses remain unknown at this stage. Complies with AO24.2. The proposal seeks approval for a boundary realignment involving two (2) existing lots. Proposed new lots created as part of the boundary realignment will be small lots (each with a proposed total area of less than 350m²). Each proposed new lot has frontage to Gillan Street. The subject site involves mid-block lots. Not Applicable – AO24.3. The proposal seeks approval for a boundary realignment involving two (2) existing lots. The subject site is not located on a corner or at the end of a T-intersection.
PO25 Development involving a lot intended for a dwelling house is of a regular shape and an appropriate size and dimensions:	AO25.1 Development provides lots that are rectangular or regular in shape, with the depth dimension greater than the width dimension and in accordance with Table 9.4.10.3.B.	Complies with AO25.1 and AO25.2. Proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Each proposed new lot has frontage to Gillan Street and is regular in shape. It is submitted that the layout and

a. for the siting and construction of any existing or potential dwelling houses and any ancillary building or activity; b. to maximise outdoor private space, privacy and amenity; c. to provide convenient on-site vehicle access and parking.	AO25.2 Development with lots less than 600m² provides lots that are rectangular or regular in shape and has a minimum of 65% of lots orientated in accordance with Figure a.	configuration of each proposed new lot complies with the requirements specified within Table 9.4.10.3.B. Proposed lot dimensions are as follows: <table border="1" data-bbox="1489 316 2141 475"> <tr> <th></th><th>Proposed Lot 1</th><th>Proposed Lot 2</th></tr> <tr> <td>Average Lot Depth</td><td>36.5m</td><td>36m</td></tr> <tr> <td>Average Lot Width</td><td>9m</td><td>9m</td></tr> </table>		Proposed Lot 1	Proposed Lot 2	Average Lot Depth	36.5m	36m	Average Lot Width	9m	9m
	Proposed Lot 1	Proposed Lot 2									
Average Lot Depth	36.5m	36m									
Average Lot Width	9m	9m									
PO26 Development provides land for park purposes that is well distributed and located and is consistent with: a. the nature of surrounding parks; b. the needs of occupants and visitors; c. the safety and connection to the transport network.	AO26 Development provides land for park purposes that is in compliance with the Park planning and design code and the Local government infrastructure plan.	Not Applicable. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). Existing parklands within the vicinity of the proposed development are considered to be sufficient to cater for the expected demand likely to result from proposed development.									
Section C2—Detailed performance outcomes and acceptable outcomes for a small lot: a. not complying with the dimensions in Table 9.4.10.3.B; or b. with a frontage width of less than 10m.											
PO27 Development ensures that each small lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house, associated ancillary structures and site access without adversely impacting the: a. intended character of a locality; b. quality of the public realm and the provision of street trees; c. availability of on-street car parking; d. natural, character or heritage features of the lot. Note—A performance outcome for a small lot that does not comply with AO27.1, AO27.2, AO27.3 and AO27.4 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be	AO27.1 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a development footprint plan: a. formed by the acceptable outcomes for side and rear boundary setbacks for a dwelling house in compliance with the Dwelling house (small lot) code; b. 3m to the primary street frontage or the least setback of an adjoining dwelling, wherever is greater; c. 1.5m to any secondary street frontage where for a corner lot; d. 3m to any private open space on an existing or proposed adjoining small lot. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the	Complies with PO27. The proposal seeks approval for a boundary realignment which will result in the creation of two (2) new small lots with proposed dimensions and configurations that comply with the requirements specified within Table 9.4.10.3.B. Notwithstanding this, it is noted that the proposed frontage for each new lot is less than 10m wide. The proposed lot layout and configuration has been carefully designed to ensure no adverse impacts on the intended/existing local character; quality of the existing public realm, and existing natural/character or heritage features. It is noted that there are existing street trees located along the sites frontage. Notwithstanding this, it is submitted that there is									

included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>.	development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>. Note—The development footprint plan does not override the Dwelling house (small lot) code other than to the extent provided for in that code. AO27.2 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a minimum of 16m² principle private open space with a minimum dimension of 4m. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>. Note—The development footprint does not override the Dwelling house (small lot) code other than to the extent provided for in that code. AO27.3 Development locates the development footprint plan so that no more than 6 dwelling houses in a row provide for co-located built to boundary walls. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>. AO27.4 Development where a small lot with a frontage width of less than 10m provides a development footprint plan demonstrating that any vehicle parking areas, access or driveway is in a location that: - minimises impacts to existing street trees and on-street car parking; - maximises opportunities for street tree planting and on-street car parking. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan	potential to retain the existing street trees and strategically locate new access driveways to allow for street tree retention. On-street parking opportunities along Gillan street are ample and therefore, the likely reduction in one (1) on street parking space is not expected to have any adverse impacts.
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	of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i> .	
Section C3—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone		
PO28 Development provides a lot layout plan that: a. facilitates the integration of industrial development with other adjacent industrial development and the transport network elements intended for industrial traffic; b. minimises impacts to existing or potential incompatible land uses.	AO28.1 Development involving an industrial lot ensures vehicle access is to a road intended for industrial access, not a residential street. AO28.2 Development provides lots or easements for non-industrial uses such as private open space, environmental or stormwater management that create spatial separation between industrial lots and other incompatible land uses.	Not Applicable. The subject site is not within the Industry Zone category, or the Extractive Industry Zone.
PO29 Development for industrial uses that are proposed to be serviced by a railway, road freight depot, intermodal terminal, airport or seaport maximises access to these facilities.	AO29 Development provides lots that are arranged to: a. provide direct frontage to a railway, road freight depot, intermodal terminal, airport or seaport loading and unloading area; b. be accessed by shared access ways, over private land or public road in the site, linking to the loading and unloading areas.	Not Applicable. The subject site is not within the Industry Zone category, or the Extractive Industry Zone.
PO30 Development in the General industry C zone precinct of the Industry zone and the Extractive industry zone, provides lots that: a. are of a size that facilitates a variety of industrial and industry compatible land uses; b. are not subdivided or otherwise fragmented into unviable lot sizes.	AO30 Development on land in the General industry C zone precinct of the Industry zone and the Extractive industry zone retained in large lots in compliance with Table 9.4.10.3.B.	Not Applicable. The subject site is not within the Industry Zone category, or the Extractive Industry Zone.
Section C4—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone		

Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.		
PO31 Development: a. facilitates the integration of centre and mixed uses with adjacent uses and features; b. complements and enhances existing or proposed public spaces; c. ensures minimum impact on the amenity of adjacent and nearby areas; d. provides for reasonable buffers between any existing or potential incompatible land uses.	AO31 No acceptable outcome is prescribed.	Not Applicable. The subject site is not within the Centre Zone category, Mixed Use Zone, Community Facilities Zone, or Specialized Centre Zone.
Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan		
PO32 Development provides a lot design that protects, maintains and enhances ecological features, significant vegetation, koala habitat trees and rural land values. Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy and accommodated through the approach described in the Structure planning planning scheme policy. Note—This performance outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i> .	AO32 Development identifies a development footprint plan or building envelope plan for each lot and demonstrates that lot design and layout conserves ecological features, significant vegetation, koala habitat trees and rural land values in a spatial configuration that: a. consolidates and connects areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; b. minimises fragmentation of areas to be conserved for biodiversity purposes by infrastructure; c. does not further fragment viable rural land. Note—This acceptable outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of a development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i> .	Not Applicable. The subject site is not within the Environmental Management Zone, Rural Zone or Very Low Density Residential Potential Development Area.
PO33	AO33	Not Applicable. The subject site is not within the Environmental

Development provides vehicular access that is: a. available to each lot or building envelope area; b. does not result in the loss of ecological features, significant vegetation and koala habitat trees. Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy.	Development provides vehicle access via a road and within a lot that is designed to minimise the clearing of vegetation and potential threat to fauna movement. Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>.	Management Zone, Rural Zone or Very Low Density Residential Potential Development Area.
Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots		
If dividing land into parts by an agreement that is a lease or an exclusive use agreement or lease or the reconfiguring of an existing or approved building whether or not including land		
PO34 Development does not result in: a. the use of a premises being impaired or made unlawful; b. dependent activities of a use becoming separated by titling; c. the functioning of the relevant development approval being compromised. Note—For instance, where premises are used for any industrial use that includes an ancillary office, the office cannot be separately titled as it is dependent on the industrial use component. Note—For instance, while the reconfiguring a lot for a multiple dwelling provides individually titled units through a building form plan with a land component, the private courtyard for each unit is to be included in the title of each unit and not in the common property unless expressly required by an overlay. For example, land subject to hazard may necessitate private courtyards be within common property for maintenance purposes. Note—In some instances it is appropriate to allow for reconfiguring a lot of land by either community title or a standard format plan if a combined development application for a material change of use includes an existing building that is to be retained on the site and separately titled. Reconfiguration of an existing use does not materially change the nature of the existing approval.	AO34.1 Development ensures: a. the use of premises remains lawful; b. development remains in compliance with planning and building standards and development approvals. AO34.2 Development of premises for its intended or approved use is lawful and in compliance with planning and building standards and development approvals.	Not Applicable. The proposal involves the creation of freehold lots.

If involving a standard format lot with common property such as requiring a community management scheme under the <i>Body Corporate and Community Management Act 1997</i> Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.			
PO35 Development involving common property under the <i>Body Corporate and Community Management Act 1997</i>, provides residential lots that have an appropriate area and dimensions: - for siting and constructing the intended building and any ancillary outbuilding and structure; - for the provision of private open space, vehicle access and parking; - that are consistent with the zone, zone precinct, neighbourhood plan and overlay outcomes applicable to the site. Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.	AO35 No acceptable outcome is prescribed	Not Applicable. The proposal does not involve the creation of common property.	
PO36 Development provides internal access ways and driveways that: - are designed to clearly indicate the function of the access way; - provide acceptable levels of access, functionality, safety, amenity and convenience for users, as well as catering for car parking facilities.	AO36.1 Development for the purposes of residential development or the residential components of development, provides lots that are of a size and dimension to accommodate the following: - internal access ways that are designed in compliance with Table 9.4.10.3.C; - internal driveways serving a single dwelling that are a maximum of 3m wide; - driveways serving more than 3 lots that are at least 4m wide.	Not Applicable. The proposal does not involve the creation of common property.	

	AO36.2 Development involving other purposes, has internal access ways and driveways in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	
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Table 9.4.10.3.B—Minimum lot dimensions and size of a lot

Note—This table provides minimum lot size and dimensions information and does not amend the categories of development and assessment. Consult the tables of assessment in Part 5 for applicable categories of development and assessment.

Table 9.4.10.3.B Part 1—Standard lots in the Low density residential zone, Character residential zone, Low-medium density residential zone and Emerging community zone

Zone or Zone precinct	Minimum lot size (m ²) ⁽¹⁾	Minimum rectangle dimension (m)	Average lot width (m)
If in the Low density residential zone, Character residential zone, Low-medium density residential zone or Emerging community zone			
Development of a residential lot	450	14 x 20	15

Table 9.4.10.3.B Part 2—Small lots in the Low density residential zone, Character residential zone, Low-medium density residential zone and Emerging community zone

Zone or Zone precinct	Minimum lot size (m ²) ⁽¹⁾	Minimum rectangle dimension (m)	Average lot width & minimum frontage (m)
If in the Low density residential zone			
Development for a residential lot	400	9 x 15	10
Where average lot size is 400m ² for the development (calculated excluding rear lots) and all lots comply with minimum rectangle dimension and average lot width requirements	350	6 x 15	10
Where any part of the lot frontage is within 200m walking distance of any part of the lot	300	6 x 15	7.5

frontage of a site or sites in a zone in the Centre zones category with a combined site area of more than 2,000m ²			
If in the Character zone precinct of the Character residential zone			
Development of a residential lot	Not applicable		
If in the Infill housing zone precinct of the Character residential zone			
Development of a residential lot	300	6 x 15	7.0
Where adjoining the side boundary of a lot 400m ² or greater containing an existing dwelling house	300	6 x 15	7.5
If in the 2 storey mix zone precinct of the Low-medium density residential zone			
Development of a residential lot	260	6 x 15	7.0
Where adjoining the side boundary of a lot 400m ² or greater containing an existing dwelling house	260	6 x 15	7.5
If in the 2 or 3 storey mix zone precinct of the Low-medium density residential zone			
Development of a residential lot	260	6 x 15	7.0
Where adjoining the side boundary of a lot 400m ² or greater and vehicle access is from a secondary frontage (typically a rear lane)	260	6 x 15	6.5
Where adjoining the side boundary of a lot 400m ² or greater containing an existing dwelling house	260	6 x 15	7.5
If in the Up to 3 storeys zone precinct of the Low-medium density residential zone			
Development of a residential lot	180	6 x 15	6.5
Where adjoining the side boundary of a lot 400m ² or greater and vehicle access is from a secondary frontage (typically a rear lane)	180	6 x 15	6.0
Where adjoining the side boundary of a lot 400m ² or greater containing an existing	180	6 x 15	7.5

dwelling house			
If in the Emerging community zone			
Development of a residential lot	350 ⁽²⁾	9 x 15	10
Where a proposed dwelling house lot and an adjoining lot on a side boundary is 400m ² or greater	350 ⁽²⁾	6 x 15	7.5
Where a proposed dwelling house lot and all adjoining lots are smaller than 400m ²	350 ⁽²⁾	6 x 15	6.0

Table 9.4.10.3.B Part 3—Rear lots in the Low density residential zone, Character residential zone, Low-medium density residential zone and Emerging community zone

Zone or Zone precinct	Minimum lot size (m ²) ⁽¹⁾	Minimum rectangle dimension (m)	Average lot width (m)
If in the Low density residential zone or Character zone precinct of the Character residential zone			
Development of a residential lot	600 ⁽³⁾	14 x 20	15
If in the Infill housing precinct of the Character residential zone			
Development of a residential lot	450 ⁽³⁾	9 x 15	10
If in the Low-medium density residential zone or Emerging community zone			
Development of a residential lot	350 ⁽³⁾	6 x 15	10

Notes applying to Table 9.4.10.3.B Parts 1, 2 and 3—

⁽¹⁾ Minimum lot size is calculated including the land area of an easement in favour of Council or truncation to be dedicated as road at the time the lot is created, provided the minimum rectangle dimension is accommodated within the balance area of the lot.

⁽²⁾ Minimum lot size is an average lot size for the development (calculated excluding all lots greater than 900m² and including only those lots intended for a dwelling house) provided all lots comply with minimum rectangle dimension requirements.

⁽³⁾ The minimum lot size is calculated excluding the access way to a rear lot or the area of any easement that also serves as an access way.

Table 9.4.10.3.B Part 4—All other zones

Zone or Queensland area	South Regional Plan	East Plan	Minimum lot size (m ²) - standard lot and (rear lot) ⁽¹⁾	Minimum dimension (m) rectangle	Average lot width (m)	Minimum access way width (m) for rear lot
If in the Rural residential zone						
Development of a lot			10,000 (10,000)	14 x 20	40	7.5
If in the Medium density residential zone						
Development of a lot			800 (800)	18 x 20	20	7.5
If in the High density residential zone						
Development of a lot			800 (800)	18 x 20	20	7.5
If in a zone in the Centre zones category						
Development of a lot			800 (800)	18 x 20	20	7.5
If in the Mixed use zone						
Development of a lot			800 (800)	18 x 20	20	7.5
If in the Extractive industry zone or General industry C zone precinct of the Industry zone						
Development of a lot			100,000 (100,000)	80 x 100	200	15
If in the General industry B zone precinct of the Industry zone						
Development of a lot			2,000 (2,000)	20 x 40	25 (40) ⁽³⁾	7.5
If in the General industry A zone precinct of the Industry zone						
Development of a lot			1,000 (1,000)	18 x 30	25 (25) ⁽³⁾	7.5
If in the Low impact industry zone						

Development of a lot	1,000 (1,000)	18 x 30	25 (25) ⁽³⁾	7.5
If in the Industry investigation zone				
Development of a lot	100,000 (40,000)	80 x 100	100	15
If in the Special industry zone				
Development of a lot	100,000 (100,000)	80 x 100	100	15
If in the South East Queensland Regional Plan Urban Footprint where not in the above zones				
Development of a lot	100,000 (100,000)	50 x 80	Not specified	10
If in the South East Queensland Regional Plan Regional Landscape and Rural Production Area⁽⁴⁾				
Development of a lot	1,000,000 (1,000,000)	50 x 80	Not specified	10

Notes applying to Table 9.4.10.3.B Part 4—

(1) The minimum lot size is calculated:

- including the land area of an easement in favour of Council or truncation to be dedicated as road at the time the lot is created, provided the minimum rectangle dimension is accommodated within the balance area of the lot;
- excluding the access way to a rear lot or the area of any easement that also serves as an access way.

(2) The minimum rectangle dimension excludes any area required for fire management or a bushfire management footprint plan.

(3) The distance in brackets is the minimum frontage to a major road shown in the Road hierarchy overlay.

(4) Subdivision of land within the South East Queensland Regional Landscape and Rural Production Area must comply with Schedule 10 of the *Planning Regulation 2017*. A minimum lot size of 100ha applies unless the subdivision meets an exemption as described in the *Planning Regulation 2017*.

Table 9.4.10.3.C—Design of access ways in community title development

Minimum carriageway width	6.5m
Minimum total access way reserve	10m
Minimum verge width	1.5m
Footpath	1.5m

Cul-de-sac design for service vehicle	3 point turn
Kerb and channel	Required

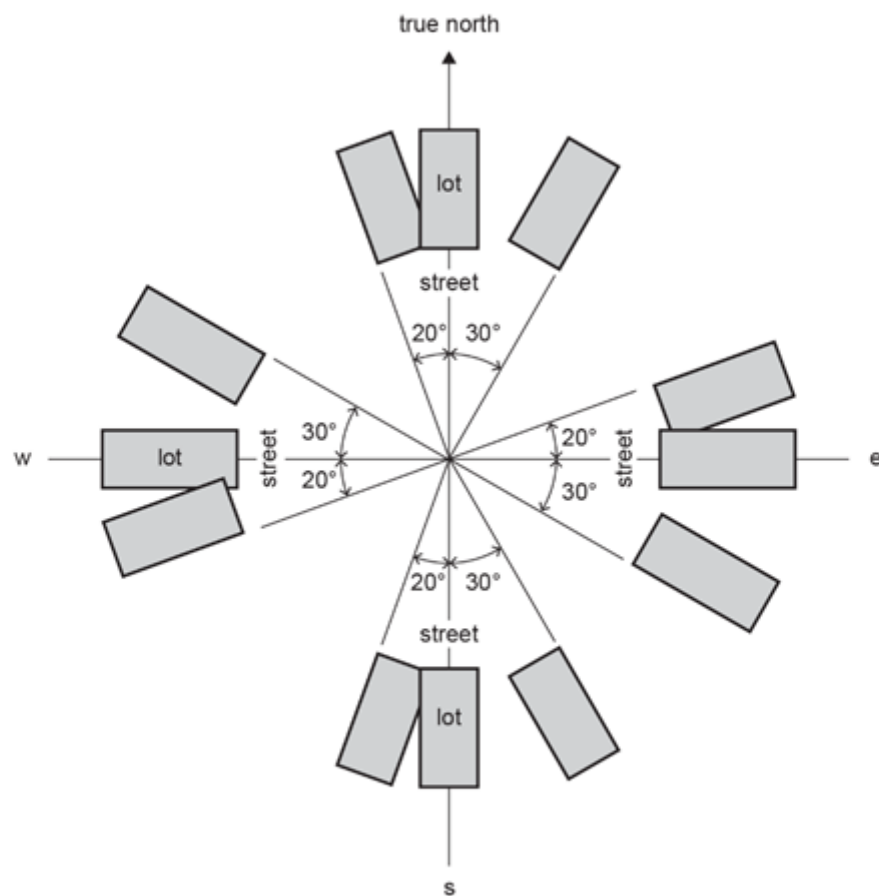


Figure a—Preferred orientation for long axis of lots

View the high resolution of Figure a—Preferred orientation for long axis of lots

9.4.11 Transport, access, parking and servicing code

9.4.11.1 Application

1. This code applies to assessing:
 - a. operational work which is assessable development if this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for operational work (section 5.8); or
 - b. a material change of use or reconfiguring a lot if:
 - i. assessable development where this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5) reconfiguring a lot (section 5.6), or an overlay (section 5.10); or
 - ii. impact assessable development, to the extent relevant.
2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code contains performance outcomes or acceptable outcomes that relate to:

- crime prevention through environmental design principles, guidance is included in the Crime prevention through environmental design planning scheme policy;
- design for the reduction of graffiti, guidance is provided in the Graffiti prevention planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- transport, access, parking and servicing standards and guidelines are contained in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.

Note—If involving a standard format lot with common property such as requiring a community management scheme under the *Body Corporate and Community Management Act 1997*, the development contains a reconfiguring a lot aspect of development and the Subdivision code will apply.

9.4.11.2 Purpose

1. The purpose of the Transport, access, parking and servicing code is to assess the suitability of the transport, access, parking and servicing aspects of development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development provides for access, circulation, parking and vehicle-based services for all relevant transport modes, including walking, cycling and public transport relevant to the nature of the proposed development and its location in relation to the transport network and surrounding existing and future land uses.
 - b. Development enhances the potential for trip making other than by private vehicle.
 - c. Development provides safe access for all transport modes that does not impact adversely on the efficiency and safety of the transport network or diminish the amenity of nearby land uses.
 - d. Development ensures that impacts on amenity caused by traffic generation is consistent with the community's reasonable expectations for the intended use.
 - e. Development provides site access arrangements to ensure that any adverse impacts on other development, the transport network and those who use it, are

- minimised to maintain amenity of the area and the safety and efficiency of the transport system.
- f. Development ensures that access, parking and servicing arrangements and impacts such as noise, are consistent with the community's reasonable expectations and avoid risk of damage to people, property and vehicles.
 - g. Development maximises safety in the use of the transport network, particularly for the most vulnerable users (children, pedestrians, persons with disabilities and cyclists) so that all transport modes are safe and convenient.
 - h. Development provides for walking and cycling routes and end-of-trip facilities for pedestrians and cyclists, designed and located to make walking and cycling attractive and viable transport options.
 - i. Development envisaged by the planning scheme, which will potentially have an adverse impact on the operation of the transport network, is designed and of a scale that maintains the safety and efficiency of the transport network.
 - j. Development provides for on-site parking and manoeuvring areas for cars, motorcycles, bicycles and service vehicles which:
 - i. are safe and convenient to use;
 - ii. if outside the City core and the City frame identified in Figure a are adequate to meet the design peak-parking demands without significant overflow to adjacent premises or the generation of excessive on-street car parking demand, taking into account the requirements of other road users.
 - k. Development provides for on-site servicing that is safe, convenient to use, but discrete, and adequate to meet the reasonably expected demands generated by the development, without significant adverse impacts on the external road system or adjacent premises.
 - l. Development accommodates future road upgrades and widenings ensuring the ongoing capacity, efficiency and safety of the transport network.

9.4.11.3 Performance outcomes and acceptable outcomes

Table 9.4.11.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development is designed: a. to include a technically competent and accurate response to the transport and traffic elements of the development; b. in accordance with the standards in the Transport, access, parking and servicing planning scheme policy; c. to ensure the efficient operation and safety of the development and its surrounds. Note—The acceptable outcome and performance outcome can be	AO1 Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	Can Comply with AO1. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). The two proposed new lots will have sufficient frontage to Gillan Street to cater for the provision of crossovers (whether new and/or existing), designed and constructed in accordance with the standards in the Transport, access, parking and servicing planning scheme policy.

demonstrated through a development application that: • is accompanied by sufficient information, including computer modelling input and output data, to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • ensures that any computer modelling input and output data are accurate, reasonable and carried out in accordance with sound traffic engineering practices.		
PO2 Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the transport network consistent with the planning by the Queensland Government and Council.	AO2 No acceptable outcome is prescribed.	Not Applicable. The proposal is not considered to be a major size.
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. 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.	Can Comply with AO3.1. The proposal seeks approval for the reconfiguration of a lot (boundary realignment – 2 lots into 2 lots). The two proposed new lots will have sufficient frontage to Gillan Street to cater for the provision of crossovers (whether new and/or existing), designed and constructed in accordance with the standards in the Transport, access, parking and servicing planning scheme policy. Not Applicable – AO3.2. Each vehicular access is expected to service only one individual development or premises.

PO4 Development provides walking and cycle routes through the site which: a. link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; b. encourage walking and cycling; c. ensure pedestrian and cyclist safety; d. provide a direct and legible network. Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.	AO4.1 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: a. create a walking or cycle route along the full frontage of the site; b. connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. 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. 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.	Not Applicable. The proposal does not involve walking or cycling routes.
PO5 Development provides secure and convenient bicycle parking which: a. for visitors is obvious and located close to the building's main entrance; b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; c. is easily and safely accessible from outside the	AO5.1 Development provides on-site bicycle parking spaces in compliance with the standards 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 2890.3-1993 Bicycle parking facilities.	Not Applicable. The proposal does not involve bicycle parking spaces.

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.	AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement. AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	
PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users. Note—For a performance outcome the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.	AO6 Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Not Applicable. The proposal does not involve shower cubicles or lockers for pedestrians and cyclists.
PO7 Development provides pedestrian and cyclist access to the site which is designed to provide safe movement and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles.	AO7 Development provides pedestrian and cycle access that is designed and constructed in compliance with the site access design guidelines, pedestrian facilities standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy.	Not Applicable. There are no existing and/or planned pedestrian and/or cycle routes located within proximity to the subject site.
PO8 Development provides pedestrian and cyclist access to and from the site which is located to take advantage of safe crossing points of the adjacent road system, key destinations and public transport facilities.	AO8 No acceptable outcome is prescribed.	Not Applicable. There are no existing and/or planned pedestrian and/or cycle routes located within proximity to the subject site.

PO9 Development provides access driveways in the road area that are located, designed and controlled to: a. minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; b. ensure the amenity of adjacent premises, from impacts such as noise and light.	AO9.1 No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy). 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. 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. AO9.4 Development provides access driveways in the road area which: a. are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; b. are not provided through a bus stop, taxi rank or pedestrian crossing or refuge. AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	Not Applicable – AO9.1. The proposal is not considered to be a major development. Complies with AO9.2. The two proposed new lots will have sufficient frontage to Gillan Street (being the lowest order road) to cater for the provision of crossovers (whether new and/or existing), designed and constructed in accordance with the standards in the Transport, access, parking and servicing planning scheme policy. Complies with AO9.3. The proposal is capable of providing sight distances to and from proposed access driveways, in accordance with the relevant requirements. Complies with AO9.4. The provision of private access driveways will be done so in accordance with the specified standards and will not be provided through a bus stop, taxi rank or pedestrian crossing or refuge. Not Applicable – AO9.5. The proposal does not require a shared access arrangement.
PO10 Redevelopment provides for:	AO10 No acceptable outcome is prescribed.	Complies with PO10. Where it is determined that the existing crossover/driveway will need to be relocated,

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.		appropriate measures will be taken to ensure the existing driveway/crossover is closed and appropriately removed.
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. 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.	Complies with AO11.1. The proposal is capable of providing sight distances to and from proposed access driveways, in accordance with the relevant requirements. Not Applicable – AO11.2 The proposal does not involve convex mirrors.
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 car-parking rate in the Transport, access, parking and servicing planning scheme policy.	Not Applicable. The subject site is not in the City Core or City Frame.
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	AO13 Development outside of the City core and City frame as identified in Figure a: a. provides on-site car parking spaces in compliance with the standards in the Transport, access,	Complies with AO13. On site car parking may be accommodated within each proposed new lot. Further detailed planning will need to occur prior to confirming on site car parking provisions.

adjacent premises or adjacent street.	parking and servicing planning scheme policy; or b. for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy. Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.	
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.	Complies with AO14.1. On site car parking may be accommodated within each proposed new lot. Further detailed planning will need to occur prior to confirming on site car parking provisions. Not Applicable AO14.2. The proposal does not involve a mixed use.
PO15 Development provides a car park layout which allows for on-site vehicle parking that: - is clearly defined, safe and easily accessible; - is designed to contain potential adverse impacts within the site; - does not detract from the aesthetics or amenity of an area; - discourages on-street parking if parking has an adverse traffic management safety or amenity impact; - is consistent with safe and convenient	AO15 Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.	Not Applicable. This provision is not considered relevant to the nature and scale of this proposal.

pedestrian and cyclist movement.		
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.	Not Applicable. This provision is not considered relevant to the nature and scale of this proposal.
PO17 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	AO17 Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by: a. denying access to potential canvases through access control techniques; b. reducing potential canvases through canvas reduction techniques;	Not Applicable. This provision is not considered relevant to the nature and scale of this proposal.

	c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.	
PO18 Development is serviced by an adequate number and size of service vehicles.	AO18 Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Not Applicable. This provision is not considered relevant to the nature and scale of this proposal.
PO19 Development layout provides for services which: a. are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected; b. are clearly defined, safe and easily accessible; c. are designed to contain potential adverse impacts of servicing within the site; d. do not detract from the aesthetics or amenity of the surrounding area.	AO19.1 Development ensures that a service bay provided on site: a. is provided and designed to comply with the design vehicle table and service area design standards in the Transport, access, parking and servicing planning scheme policy; b. is located away from street frontages and screened from adjoining premises. 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. 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.	Not Applicable – AO19.1 – AO19.2. This provision is not considered relevant to the nature and scale of this proposal. Complies with AO19.3. The proposal allows for bin placement and kerbside collection at each frontage.
PO20 Development provides service vehicle access routes to	AO20 Development ensures that service vehicles use the	Not Applicable. This provision is not considered relevant to the nature

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.	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.	and scale of this proposal.
If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensioned vehicle or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development)		
PO21 Development which is freight-dependent development ensures that the traffic generated by the development does not impact on: a. the operation of the transport network; b. the safety and amenity of a residential area; c. a road not constructed to accommodate a non-standard vehicle such as a road only constructed to accommodate a vehicle that has a legal right of access to all roads including Austroads vehicles classes 1—9.	AO21.1 Development which is freight-dependent development is located on a site which: a. has frontage to or direct access to the freight network in the Road hierarchy overlay via roads in a zone in the Industry zones category; or b. can be serviced by a route that can act as a primary freight access route and connect to an existing primary freight route without impacting on the safe operation of the road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy. AO21.2 Development which is freight-dependent development provides any necessary upgrade to a road used as an access route in compliance with the Infrastructure design planning scheme policy.	Not Applicable. The proposal is not required to be serviced by any of the listed vehicles.

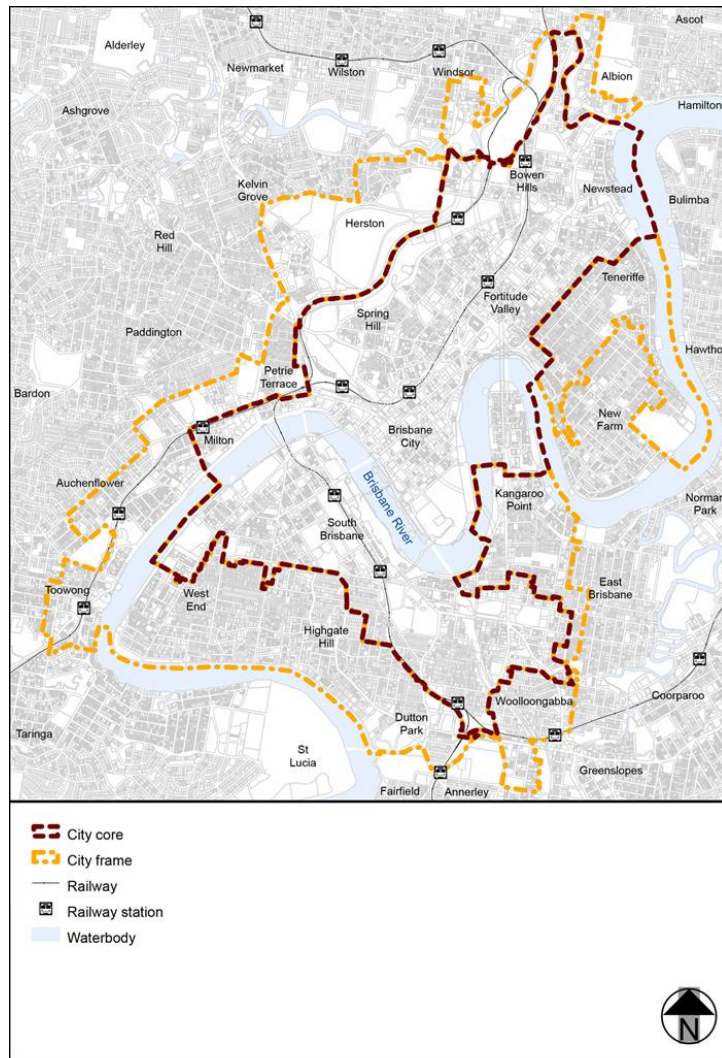


Figure a—City core and City frame

View the high resolution of Figure a-City core and City frame

