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29-10-2026
APPLICATION REF
A007142658

GATEWAY SURVEY & PLANNING

ANNEXURE C

Code Compliance

Contents

1 Use Codes 3

1.1 Rooming accommodation code 4

1.2 Multiple dwelling code 9

2 Zone Code 47

2.1 Medium density residential zone code ..... **Error! Bookmark not defined.**

3 Neighbourhood Plan 51

3.1 Darra–Oxley district neighbourhood plan code 52

4 Prescribed Secondary Codes 56

4.1 Filling and excavation code 2

4.2 Infrastructure design code 7

4.3 Landscape work code 18

4.4 Stormwater code 23

4.5 Transport, access, parking and servicing code 31

5 Overlay Codes 41

5.1 Airport environs overlay code 42

5.2 Community purposes network overlay code 44

5.3 Road hierarchy overlay code 48

5.4 Streetscape hierarchy overlay code 51

5.5 Transport noise corridor overlay 53

1 Use Codes

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

- Rooming accommodation code
- Multiple dwelling code.

1.1 Rooming accommodation code

Table 9.3.19.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development accommodating 5 persons or less		
Not applicable.		
Section B—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development accommodating: a. 6 persons or more in a zone in the Residential zones category; b. Any number of persons in any other zone		
PO7 Development is located on a site within a walking catchment of: a. high-frequency public transport (services every 15 minutes or less); or b. an educational establishment where a higher education campus (e.g. university or technical institute); or c. a teaching hospital.	**AO7.1** Development is located in: a. a zone in the centre zones category; or b. the High density residential zone; or c. the Medium density residential zone; or d. the Low-medium density residential zone; or e. the Major health care zone precinct of the Community facilities zone; or f. the Mixed use zone; or g. the Major education and research facility zone precinct of the Specialised centre zone.	*The site is in the Low-medium density residential zone.* ✓ ***Acceptable Outcome satisfied.***

	AO7.2 Development is located within 800m walking distance of a dedicated public pedestrian access point of an educational establishment where a higher education campus (e.g. university or technical institute).	*The site is located approximately 880 m walking distance from Rochedale Busway Station, which provides high-frequency public transport connections to the Brisbane CBD and surrounding areas. The site is also approximately 650 m walking distance from the bus stop on Logan Road at Underwood Villas, providing additional public transport accessibility.* *While the Rochedale Busway Station is beyond the 800 m walking distance commonly adopted for high-capacity public transport, PO7 does not prescribe a maximum walking distance. The Department of Transport and Main Roads' guidance identifies 800 m as a recommended walking catchment rather than an absolute limit.* *The pedestrian route to the busway station is relatively level and predominantly serviced by established concrete footpaths, providing convenient pedestrian access.* *The site is also located approximately 1.1 km walking distance from ADC Warriors Academy and 1.5 km from MTA Queensland, providing further access to educational and training facilities.* *Having regard to the site's location within the Low-medium density residential zone, its proximity to high-frequency public transport, established pedestrian connections and nearby educational facilities, the development is considered to satisfy PO7.* ✓ ***Performance Outcome satisfied.***

PO8 Development ensures that noise from the use does not exceed the following criteria: a. $L_{Aeq,adj,T}$ emitted from rooming accommodation is not greater than the rating background level plus 3 at a sensitive use; Where T is: Day (7am to 6pm): 11hr Evening (6pm to 10pm): 4hr Night (10pm to 6am): 9h Note—Where LAeq,adj,T is the adjusted A-weighted equivalent continuous sound pressure level during measurement time T, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. Note—Rating background level is to be determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.	**AO8.1** Development: a. is on a site located in one of the following zones: i. Principal centre zone; ii. Major centre zone; iii. District centre zone; iv. High density residential zone; v. Medium density residential zone; vi. Low-medium density residential zone; b. does not emit noise from communal recreation, dining or cooking areas that is clearly audible and disturbing within a nearby sensitive use.	*The site is in the Low-medium density residential zone.* *The common kitchen and dining area for each dwelling is located indoors. Based on the small scale of each dwelling, the courtyards are not expected to be utilised by large groups and, as such, would not generate noise that would be disturbing to occupants in adjoining dwelling houses.* ✓ ***Acceptable Outcome satisfied.***
	AO8.2 Development provides a 2m high acoustic fence along a boundary between on-site car parking areas and adjoining sensitive uses.	*The development does not involve car parking adjacent to lot boundaries.* • ***Acceptable Outcome not applicable.***
	AO8.3 Development ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses. Note—Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors.	*Air conditioning systems will be screened and/or acoustically attenuated as necessary in accordance with relevant standards.* ✓ ***Acceptable Outcome satisfied.***
PO9 Development protects the visual amenity of the immediate vicinity, public realm and any adjacent dwelling or sensitive use.	**AO9** Development including mechanical plant, refuse and recycling areas, vents and exhausts is not visible from: a. a street or public space; b. an adjacent dwelling or sensitive use. Note—Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors.	*Air conditioning units visible from beyond the site will be screened.* *The proposed bin stores are covered and fully screened.* ✓ ***Acceptable Outcome satisfied.***

PO10 Development is of a nature and scale which does not result in an odour or air emission that causes an unreasonable impact on the occupier of a nearby sensitive use. Note—The matters considered in assessing unreasonable impacts include the characteristics, nature, amount, intensity, frequency and duration of the emissions and whether the emissions could be reasonably expected in the area.	**AO10.1** Development where not in a zone in the centre zones category or the Mixed use zone: a. does not involve activities that generate air emissions, including odour, dust, fumes or smoke beyond the site; b. where cooking or food odour is released, exhaust is discharged vertically and directed away from a sensitive use, and vents are separated by the following distances: i. a minimum of 6m horizontally from a sensitive use; ii. a minimum of 2m above a thoroughfare or roof with regular foot traffic.	*The development will not result in air emissions.* ✓ ***Acceptable Outcome satisfied.***
	AO10.2 Development ensures that vents and exhausts for a below ground car park are separated by a minimum 15m from a sensitive use.	*The development does not involve underground car parking.* • ***Acceptable Outcome not applicable.***
PO11 Development is located to achieve the air quality (planning) criteria in Table 9.3.19.3.B and odour criteria in Table 9.3.19.3.C. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO11** Development is located at least 150m from a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	*There are no existing spray painting workshops within 150 m of the site.* ✓ ***Acceptable Outcome satisfied.***

PO12 Development for outdoor lighting: a. does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection; b. ensures that the external appearance of the premises is similar to adjoining premises with lighting that does not impact adversely on the amenity of the immediate vicinity and the public realm.	**AO12** Development provides for outdoor lighting: a. with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	*Outdoor lighting will be designed and selected to comply with AS 4282.* ✓ ***Acceptable Outcome satisfied.***
PO13 Development within the City core or City frame identified in Figure a in the Transport, access, parking and servicing code, provides for car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	**AO13** Development within the City core or City frame as identified in Figure a in the Transport, access, parking and servicing code, provides for on-site parking spaces at parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	*The site is not in the City core or City frame.* • ***Acceptable Outcome not applicable.***
PO14 Development outside the City core and City frame as identified in Figure a in the Transport, access, parking and servicing code, provides for the number of on-site parking spaces that accommodate design peak car parking demands without overflow parking onto adjoining properties or adjacent streets.	**AO14** Development outside the City core and City frame identified in Figure a in the Transport, access, parking and servicing code, provides for on-site car parking in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	*The development provides 15 on-site car parking spaces, comprising 10 resident spaces and 5 visitor spaces, exceeding the minimum requirements of 8 resident and 1 visitor space under Table 13 of the Transport, access, parking and servicing PSP:* - *Minimum 1.5 spaces per 3+ bedroom dwelling* - *Minimum 0.15 spaces per dwelling for visitor parking.* ✓ ***Acceptable Outcome satisfied.***

1.2 Multiple dwelling code

Table 9.3.14.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Site area and frontage		
PO1 Development has a site area and frontage width that is sufficient to: a. accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; b. deliver useable communal open space areas and private open spaces; c. achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; d. achieve safe and convenient vehicle access to the site; e. accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers; f. accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape; g. minimise the impact of new driveways on the streetscape.	**AO1** Development has a site area and frontage width that meets the minimum requirements set out in: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. Note—The site frontage is measured at the property line on the primary road boundary.	*The site is located within the Low-medium density residential zone (3 or 4 storey mix precinct) and has an area of 2,186 m² and frontage of approximately 15.09 m.* *The development complies with the minimum site area of 600 m² and frontage width of 15 m prescribed in Table 9.3.14.3.B* ✓ ***Acceptable Outcome satisfied.***

PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area. Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.	**AO2** Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	*The site is located within the Low-medium density residential zone (LMR2). This provision applies only to development within the High density residential zone or Medium density residential zone.* ✓ ***Acceptable Outcome not applicable.***
Building design and appearance		

PO3 Development height, bulk and scale, siting and layout ensures that: a. building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; b. where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; e. the development is consistent with the setback pattern and contributes to the character of the streetscape; f. adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.	**AO3** Development is contained within the building envelope for the site created by applying: a. the maximum building height in Table 9.3.14.3.B; b. front, rear and side boundary setback requirements in Table 9.3.14.3.C; c. car parking boundary setback requirements in Table 9.3.14.3.E; d. building separation requirements in Table 9.3.14.3.F; e. building height transitions specified in Table 9.3.14.3.I where applicable; f. the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.	*The proposed development generally complies with the prescribed building envelope requirements, with the exception of the rear boundary setbacks, which are reduced to approximately 3.38 m to the wall and 3.41 m to the balcony, against the prescribed 6 m and 4.5 m respectively.* *The development comprises five two-storey buildings with articulated facades, landscaped setbacks and private open space areas. The reduced rear setbacks are considered appropriate having regard to the site's irregular configuration and the proposed landscaping, which assists in reducing visual bulk and maintaining residential amenity.* *The development complies with the acceptable outcomes for landscaping, including deep planting.* *Proposed building separation is less than the acceptable outcome of 9 m. However, the design and layout of the dwellings maximises privacy without excessive reliance on screening. The proposed building layout facilitates unimpeded breezes through the site and the building separation provides good solar access.* ✓ ***Performance Outcome satisfied.***
PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a. consistent with the anticipated density and assumed infrastructure demand;	**AO4.1** Development has a maximum building height that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	*The site is located within the Eight Mile Plains gateway neighbourhood plan, Potential development areas precinct (NPP-005).* *The proposed development comprises two-storey buildings, consistent with the intended scale and character of the surrounding residential area and the applicable building height requirements.* ✓ ***Acceptable Outcome satisfied.***

b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street; c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development; d. designed to avoid a significant and undue adverse amenity impact to adjoining development; e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; f. considerate of street conditions, the topography of the area and site slope; g. designed to maintain significant view points and corridors; h. designed and orientated to retain solar access to key public spaces and adjoining buildings.	**AO4.2** Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.	*The proposed development is limited to two storeys, below the maximum transitional building height of three storeys and 11.5 m prescribed under Table 9.3.14.3.I for sites adjoining a dwelling house within the LMR2 zone.* ✓ ***Acceptable Outcome satisfied.***
PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: a. are integrated into the development; b. do not dominate the site frontage; c. are compatible with the intended streetscape character; d. ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.	**AO5** Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary: a. comprise no more than 5m or 10% of the street frontage, whichever is the lesser; b. are orientated towards the internal driveways or footpaths onsite; c. are located, screened or landscaped so as not to be visually obtrusive when viewed.	*The proposed development incorporates services and refuse storage within the site, away from the street frontage. Services will be appropriately located and screened to minimise visual and amenity impacts on adjoining properties and the streetscape.* ✓ ***Acceptable Outcome satisfied.***

PO6 Development provides a front boundary setback that: a. defines the street edge; b. creates a clear threshold and transition from public to private space; c. assists in achieving visual privacy to ground-floor dwellings from the street; d. supports the location of balconies for casual surveillance of the street and modulation of the facade; e. allows for built form and facade articulation that contributes to the streetscape character and landscape; f. is consistent with the intended streetscape and setback pattern; g. facilitates landscaping appropriate to soften and screen the built form of the development from the street.	**AO6** Development provides setbacks to the primary and secondary frontages that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies. Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.	*No relevant setback requirements are prescribed in the neighbourhood plan.* *The development complies with the minimum front setback of 6 m prescribed in Table C.* ✓ ***Acceptable Outcome satisfied.***
PO7 Development provides side and rear boundary setbacks that: a. consider future development; b. minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; c. support the separation of building to provide visual and acoustic privacy without reliance on	**AO7.1** Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Refer to Figure d.	*No relevant side or rear setback requirements are prescribed in the neighbourhood plan. The proposed development generally complies with the side boundary setbacks; however, the rear setbacks of approximately 3.38 m to walls and 3.41 m to balconies are less than the prescribed 6 m and 4.5 m respectively.* ✓ ***Performance Outcome satisfied.***

screening, and ensure access to natural light, sunlight and breezes; d. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; e. maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.	**AO7.2** Development ensures that any built to boundary walls located in a zone in the residential zones category are: a. not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; b. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; c. for non-habitable rooms or spaces only; d. not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; e. not located within the front or rear setback; f. where on the side boundaries of a corner lot, located towards the front of the development and separated; g. a maximum height of 3m; h. low maintenance or constructed of prefinished materials. Refer to Figure e.	*The development does not involve built to boundary walls.* • ***Acceptable Outcome not applicable.***

	AO7.3 Development ensures built to boundary walls: a. have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or b. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or c. do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	*The development does not involve built to boundary walls.* • ***Acceptable Outcome not applicable.***
PO8 Development ensures that the proportion of buildings to open space and landscaping on a site: a. is consistent with the intended form, character and intensity of the local area and immediate streetscape; b. facilitates modulation and articulation of the building form; c. supports residential amenity for occupants and adjoining properties; d. supports private outdoor subtropical living; e. provides for well-located and functional communal open space areas; f. provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	**AO8** Development has: a. a building footprint within the building envelope; b. a maximum site cover that: i. complies with the requirements set out in a neighbourhood plan; or ii. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: A. where in the Medium density residential zone, Low–medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or B. where in the High density residential zone, is 40%.	*The proposed development has a site cover of approximately 34% (753 m²), below the maximum 45% prescribed in Table 9.3.14.3.B. However, the reduced rear setbacks mean the development does not fully comply with the prescribed building envelope.* *The development incorporates articulated two-storey buildings, private outdoor spaces and approximately 310 m² of deep planting, providing an appropriate balance between built form, landscaping and residential amenity.* ✓ ***Performance Outcome satisfied.***

PO9 Development balances the height and footprint of the building, providing modulation and variation in the facades horizontal and vertical profiles that: a. reduces the appearances of bulk through changes in building depth, length and articulated form; b. maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; c. supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; d. provides opportunities for dual aspect dwellings; e. incorporates changes in material, finish or texture at regular intervals; f. provides expressive shadow casting elements; g. provides opportunities for useable and functional open space. Refer to Figure i.	**AO9.1** Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.	*Each building is less than 30 m in length and incorporates articulation to reduce the appearance of building bulk.* ✓ ***Acceptable Outcome satisfied.***
	AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.	*The site is located within the Low-medium density residential zone, not the High density residential zone.* • ***Acceptable Outcome not applicable.***
	AO9.3 Development incorporates the following design elements: a. balconies, verandas or terraces on each level; b. variation in the treatment and patterning of windows to bring visual interest and activation to each facade; c. variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; d. recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. Refer to Figure l, Figure m and Figure n.	*The development incorporates:* - *upper level balconies and ground level patios* - *variation in window size, type, and arrangement* - *varied formal and material articulation* - *recessions and projections in all planes sufficient to cast shadows.* ✓ ***Acceptable Outcome satisfied.***

	AO9.4 Development of the first 3 storeys of the building includes: a. balconies and outdoor living areas orientated to the street or public realm; b. expression and promotion of pedestrian entries; c. elements of a finer scale than the buildings main structure framing such as party walls and slab edges; d. recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.	*The development incorporates:* - *first-floor balconies orientated towards Millers Road* - *expression of unit entries with recesses and garden beds* - *finer-scale formal expression such as gables and overhanging balconies* - *building separation and to ensure all units have dual or triple aspect for maximum solar access.* ✓ ***Acceptable Outcome satisfied.***
PO10 Development for rooftops and building caps: a. is contextually and climatically appropriate in form; b. reduces the bulk and scale of development when viewed from the street; c. is responsive to orientation and solar access; d. is attractive and not marred by plant and equipment.	**AO10.1** Development provides building caps and rooftops which: a. contribute to the architectural distinction of the building and roofs; b. include interesting forms created through pitches, gables, skillions or other features; c. provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. Refer to Figure m and Figure n.	*The development incorporates a highly articulated hip and gable roof to contribute to the architectural distinction of the building whilst providing for potential solar PV installations.* ✓ ***Acceptable Outcome satisfied.***
	AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: a. designed as an architectural feature of the building; b. incorporated into the roof form; c. designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; d. visually and acoustically screened from any communal open space on the rooftop.	*The development does not involve rooftop mechanical equipment or a lift.* • ***Acceptable Outcome not applicable.***

PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through: a. orientation to the street; b. front boundary setback; c. balconies and windows to provide overlooking and casual surveillance; d. building entrances; d. the treatment of retaining walls or basement car parking edges. Refer to Figure r and Figure u.	**AO11.1** Development provides a building front elevation that is parallel or nearly parallel to the street frontage.	*The proposed buildings are generally oriented perpendicular to Millers Road, rather than parallel to the street frontage. The development incorporates articulated building forms and landscaped areas to provide an appropriate streetscape presentation.* ✓ ***Performance Outcome satisfied.***
	AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.	*The proposed buildings are located well beyond the minimum 6 m front setback prescribed in Table 9.3.14.3.C, allowing for landscaping and separation from Millers Road.* ✓ ***Acceptable Outcome satisfied.***
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	*The building fronting Millers Road incorporates windows and outdoor living areas oriented towards the street, providing opportunities for casual surveillance. The remaining buildings are located internally and do not directly address the street frontage.* ✓ ***Acceptable Outcome satisfied.***
PO12 Development provides an entrance that must define the threshold between public and private space and provide: a. safe, secure and convenient access to the site for residents and visitors;	**AO12.1** Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.	*The development involves rooming accommodation (5 dwellings).* • ***Acceptable Outcome not applicable.***

b. a sufficiently scaled and sheltered entry and meeting space; c. clear building signage and numbering for emergency access; d. lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; e. conveniently located mailboxes; f. individual entrances to ground storey dwellings provide for a varied streetscape.	**AO12.3** Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: a. entry and waiting space off the footpath; b. shelter; c. lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 d. Lighting for roads and public spaces and complying with Table 2.1 Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; e. mailboxes. Refer to Figure s.	*The development incorporates dedicated pedestrian entries to each building, connected to the internal pedestrian pathways and driveway. The arrangement provides convenient and identifiable access for residents and visitors.* ✓ ***Performance Outcome satisfied.***
	AO12.4 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that: a. any steps are set back a minimum of 1m and are perpendicular to the front boundary; b. retaining walls step to the street level and provide a transition from private outdoor space and the street; c. lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. street numbering is provided to support visitor and emergency access. Refer to Figure t.	*The development does not incorporate ground-storey dwellings with direct pedestrian access from Millers Road. Access is provided internally via the common driveway and pedestrian pathways.* • ***Acceptable Outcome not applicable.***
Safety, privacy and amenity		

PO13 If: a. identified in a neighbourhood plan as a building height transition; or b. in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low–medium density residential zone, Low density residential zone or Character residential zone. Development provides a transitional built form which protects the amenity of lower density residential areas by: a. stepping down in height and scale; b. heavily landscaping interface area; c. minimising impacts including overlooking and visual dominance through building articulation; d. maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; e. avoiding large blank walls on steeply sloping sites.	**AO13.1** Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan.	*No relevant building height transition requirements are specified in the neighbourhood plan.* • ***Acceptable Outcome not applicable.***
	AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the high density or medium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I. Refer to Figure f.	*The site is located within the Low-medium density residential zone. AO13.2 applies only to development within the Medium density residential and High density residential zones.* • ***Acceptable Outcome not applicable.***

PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to: a. be consistent with the form and character intent for the local area; b. protect residential amenity including access to natural light, sunlight and breeze; c. provide visual privacy to reduce the need for fixed screening.	**AO14.1** Development provides building placement and design that: a. complies with Table 9.3.14.3.F; or b. positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; c. offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. Refer to Figure g and Figure h. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues. Note— Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.	*The proposed buildings incorporate offset balconies and habitable room windows to minimise direct overlooking between buildings. The layout provides separation between buildings and supports natural light, ventilation and privacy for occupants.* ✓ ***Performance Outcome satisfied.***
	AO14.2 Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.	*The development does not involve drying balconies or balconies for services.* • ***Acceptable Outcome not applicable.***

PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. Note—Where building height exceeds 15 storeys, a wind impacts report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.	**AO15** Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies: a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; c. canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; d. trellis structures and a dense network of trees onsite at ground or podium level. Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.	*The development involves two-storey buildings.* • ***Acceptable Outcome not applicable.***
PO16 Development provides screening and partial enclosure of balconies to: a. balance the privacy needs of neighbouring dwellings with the comfort of building occupants; b. ensure buildings are subtropical and climatically responsive;	**AO16.1** Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of: a. 50% of the balconies on the first 3 storeys; b. 25% on the 4th storey and above. Refer to Figure w.	*The development does not involve solid balustrades.* • ***Acceptable Outcome not applicable.***

c. reduce the appearance of excessive bulk; d. provide opportunities for passive surveillance of the street or public spaces. Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.	**AO16.2** Development where providing solid walls or fixed screening to balconies limits the walls and screening to: a. the side directly adjoining another balcony or private open space within the same building; b. a maximum of 20% or 1.0m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; c. the full extent of a secondary balcony on a side elevation where for utilities or services. Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.	*Balcony screening is only proposed where required for privacy.* • ***Acceptable Outcome not applicable.***
	AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of: a. 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; b. 100% of west-facing primary balconies. Refer to Figure w.	*The development does not involve operable screening.* • ***Acceptable Outcome not applicable.***

PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. Note—Siting and building separation is used to minimise privacy screening requirements.	**AO17.1** Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have: a. an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or b. sill heights a minimum of 1.5m above floor level; or c. fixed obscure glazing in any part of the window below 1.5m above floor level; or d. fixed external screens; or e. in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. Refer to Figure h.	*All proposed external facing windows on the first floor have a sill height of at least 1.5 m above floor level.* ✓ ***Acceptable Outcome satisfied.***
	AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.	*Fixed screening will be provided to external-facing balconies where necessary.* ✓ ***Acceptable Outcome satisfied.***
	AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable. Note—The screening device is offset a minimum of 0.3m from the wall around any window. Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.	*All required privacy screening will comprise slats with a maximum of 25% and 50 mm openings.* ✓ ***Acceptable Outcome satisfied.***

PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.	**AO18** Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Note—This includes outdoor lighting to communal open spaces on the roof.	*Outdoor lighting will be designed and installed in accordance with AS 4282.* ✓ ***Acceptable Outcome satisfied.***
PO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	**AO19** Where development incorporates reflective glass material, it is to have: a. a level of light reflectivity of not greater than 20%; b. a level of heat transmission of not less than 20%.	*Selected glazing will comply with the identified requirements.* ✓ ***Acceptable Outcome satisfied.***
PO20 Development is located, designed and constructed to achieve the: a. air quality (planning) criteria in Table 9.3.14.3.G; b. odour criteria in Table 9.3.14.3.H. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO20.1** Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from: a. exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; b. exhaust vent outlets from car parks or bus stations, by a minimum of 15m.	*The site is in the low-medium density residential zone.* • ***Acceptable Outcome not applicable.***
	AO20.2 Development is located no closer than 150m to a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	*The site is not located within 150 m of a spray painting workshop.* ✓ ***Acceptable Outcome satisfied.***

PO21 Development in a zone in the centre zones category or the Mixed use zone must: a. be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; b. be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.	**AO21** Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m²; b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m².	*The site is in the Low-medium density residential zone.* • ***Acceptable Outcome not applicable.***

PO22 Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria: • $L_{Aeq,adj,T}$ emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development. Note— Where T is • Day (7am to 6pm): 11hr, • Evening (6pm to 10pm): 4hr, • Night (10pm to 7am): 9hr. Where— • $L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. • The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO22** Development ensures mechanical plant is acoustically screened from nearby sensitive uses.	*Air conditioning systems will be screened and/or acoustically attenuated as necessary in accordance with relevant standards.* ✓ ***Acceptable Outcome satisfied.***

PO23 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or 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, 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.	**AO23** No acceptable outcome prescribed.	*The development—* - *facilitates casual surveillance of the internal driveway and car parking area* - *involves only private residential dwellings with no ambiguity of public accessibility* - *does not encourage graffiti or vandalism* - *will incorporate compliant lighting to communal areas* - *includes way-finding cues for visitors, including pedestrian prioritised pathways and clearly distinguished unit entries* - *does not result in areas of hazard for personal safety (e.g. entrapment potential).* ✓ ***Performance Outcome satisfied.***

PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by: a. denying access to potential canvases through access control techniques; b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.	**AO24** No acceptable outcome prescribed.	*The design of the development does not encourage graffiti or vandalism. However, external finishes are easily repainted if necessary.* ✓ ***Performance Outcome satisfied.***
PO25 Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.	**AO25** Development: a. for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; b. for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan.	*The development involves an accommodation activity and therefore has unlimited hours of operation.* ✓ ***Acceptable Outcome satisfied.***
Subtropical design and landscaping		
PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that: a. reduces the need for mechanical heating, cooling and lighting; b. ensures access to sunlight and natural heating, cooling and ventilation for residents;	**AO26.1** Development is designed to provide all dwellings with: a. floor-to-ceiling heights of at least 2.7m; b. habitable rooms with a minimum of 2 dual aspect windows or openings. Refer to Figure o and Figure p.	*The majority of habitable rooms incorporate dual-aspect windows or openings, providing opportunities for natural ventilation and daylight. While some rooms have single-aspect openings, the overall building design supports natural ventilation and reduces reliance on mechanical cooling and lighting.* *Floor-to-ceiling heights will be confirmed during detailed design.* ✓ ***Performance Outcome satisfied.***

c. provides protection and relief from the subtropical climate; d. mitigates the impact of urban heat island.	**AO26.2** Development includes: a. weather protection and sun shading to all external doors and windows to habitable rooms; b. deep recesses, eaves and sun-shading devices on the north-facing building facades; c. extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.	*Proposed windows to habitable rooms are generally protected from weather and sun by the roof overhang.* *External doors are all recessed for weather protection.* *The northwestern (front) elevation is shaded with deep balconies and landscaping.* ✓ ***Performance Outcome satisfied.***
PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	**AO27.1** Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained. Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	*The development retains the existing large tree at the rear of the property, incorporating it into the proposed deep planting area. The site layout has been designed to accommodate the retention of this significant vegetation.* ✓ ***Acceptable Outcome not applicable.***
	AO27.2 Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	*Large trees are proposed within the substantial deep planting areas at the front and rear of the site.* ✓ ***Acceptable Outcome satisfied.***
	AO27.3 Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years. Note—Shade cover is to be measured at 12pm on 21 December.	*Tree species are be selected to ensure 50% shade cover of open spaces within 10 years.* ✓ ***Acceptable Outcome satisfied.***

PO28 Development provides landscaping that must: a. provide shade to pedestrian pathways; b. maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; c. present an integrated landscape, neighbourhood and streetscape character; d. contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; e. reduce the appearance of building built and soften built form, driveways and hardstand areas from the street and adjoining properties; f. contribute to privacy between residences; g. provide natural shade to mitigate heat island impacts. Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	**AO28.1** Development provides landscaping within the site along the frontage of the site that consists of: a. a minimum of 1 area of deep planting with a dimension of 4m x 4m; b. shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; c. a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.	*The development provides deep planting areas along the site frontage, including shade trees that will contribute to streetscape amenity and soften the built form. Although the landscaping does not extend across 50% of the frontage at a minimum width of 2 m, the proposed planting provides an appropriate landscaped interface to Millers Road while accommodating the necessary vehicle and pedestrian access.* ✓ ***Performance Outcome satisfied.***
	AO28.2 Development provides landscaping along side boundaries as follows: a. a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls; b. a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.	*1.5 m wide landscaping is proposed along the full extent of both side boundaries.* ✓ ***Acceptable Outcome satisfied.***

PO29 Development provides deep planting areas that: a. are of sufficient size and dimension to contain large subtropical shade tree species; b. are maintained exclusively for landscaping, with no underground development or infrastructure; c. are open to the sky with access to light and rainfall into the natural ground; d. are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs; e. soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater; f. provides natural shade to mitigate heat island effects; g. provides informal recreation spaces that are easily accessible for building occupants; h. is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.	**AO29.1** Development locates deep-planting areas: a. to protect existing significant vegetation including large subtropical shade trees; b. to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; c. within the front or rear set back to soften the built form for the street and adjoining premises. Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.	*The development incorporates deep planting areas at the front and rear of the site to soften the streetscape interface and consolidate with street trees and backyard trees in adjoining premises.* ✓ ***Acceptable Outcome satisfied.***
	AO29.2 Development provides deep-planting areas that are: a. a minimum of 10% of the site area; b. a minimum unobstructed dimension of 4m in any direction; c. able to accommodate trees planted in natural ground; d. 100% open to the sky; e. can be accessed for maintenance purposes.	*The proposed site plan identifies 310 m² of deep planting, representing approximately 14.2% of the 2,186 m² site area. This exceeds the minimum 10% requirement.* ✓ ***Acceptable Outcome satisfied.***
	AO29.3 Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which: a. are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; b. are subtropical tree species consistent with the Planting species planning scheme policy. Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.	*All proposed tree species in deep planting areas are capable of up to 6 m canopy spread and 10-20 m height at maturity.* *All species will comply with the Planting species PSP.* ✓ ***Acceptable Outcome satisfied.***

	AO29.4 Development ensures that deep-planting areas are exclusively for landscaping and do not contain: a. vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; b. surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; c. sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.	*All deep planting areas are exclusively for landscaping and do not contain services or structures.* ✓ ***Acceptable Outcome satisfied.***
Private and communal open space		

PO30 Development provides communal space that must be designed to provide: a. residents with passive and active recreation opportunities; b. a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; c. opportunity for a range of uses and flexible use.	**AO30.1** Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: a. is a minimum of 5% or 40m^2 of the site area, whichever is greater; b. is one consolidated useable space, or where exceeding 100m^2, two separate useable areas within the site; c. is a minimum 50% open to the sky; d. is a minimum of 25% landscaping; e. is a minimum of 25% shaded by trees within 5 years; f. is a maximum 25% as internal dedicated created space; g. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; h. incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction. Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately. Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views. Note—Internal spaces may include a gymnasium, movie room or entertainment room. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	*The development comprises five dwellings.* • ***Acceptable Outcome not applicable.***

	AO30.2 Development ensures that communal outdoor space areas do not contain: a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as rainwater tanks, transformers and water boosters. Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.	*The proposed development does not include communal outdoor space, with individual private open space areas provided for each dwelling.* • ***Acceptable Outcome not applicable.***
PO31 Development must provide attractive and functional private open space for residents that: a. is appropriately sized and located to enhance amenity and liveability for residents; b. is designed to be functional for the use of the possible number of residents in each dwelling; c. is designed to contribute to the form and detail of the building. Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.	**AO31.1** Development provides private open space which comprises: a. for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m; b. for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m. Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.	*The development provides private open space areas of 35 m², 35 m², 35 m², 42 m² and 49 m², each with a minimum dimension exceeding 3 m* ✓ ***Acceptable Outcome satisfied.***
	AO31.2 Development provides for private open space areas that are: a. for the primary area, directly accessible from the internal primary living areas of the dwelling; b. provided with a screened area of 2m² minimum dimension capable of screening air-conditioning plant, private clothes drying, etc; c. provided with adjustable, moveable or operable privacy screening where appropriate.	*Private open space areas are directly accessible from the dwellings and provide functional outdoor areas for residents. Privacy screening is proposed where appropriate.* ✓ ***Acceptable Outcome satisfied.***

	AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.	*The proposed first-floor balconies are located on various building elevations, with privacy screening provided where required. Each dwelling also includes a landscaped ground-level courtyard, providing additional private outdoor living space.* *The combination of balconies and courtyards provides functional outdoor areas for residents, contributing to residential amenity and liveability.* ✓ ***Performance Outcome satisfied.***
	AO31.4 Development ensures that private open space areas do not contain: a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.	*The proposed private open space areas do not contain vehicle driveways, manoeuvring areas or service infrastructure. Retaining walls are located along sections of the courtyard boundaries and do not reduce the usable private open space areas.* ✓ ***Acceptable Outcome satisfied.***
	AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes. Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.	*Although less than 75% of the ground-level courtyard areas have a northern or north-eastern orientation, each dwelling provides a combination of landscaped courtyards and first-floor balconies.* *These spaces provide functional outdoor living areas with opportunities for natural sunlight, enhancing residential amenity and liveability while contributing to the overall building design.* ✓ ***Performance Outcome satisfied.***
Refuse storage and collection		

PO32 Development provides refuse and recycling collection and storage facilities that: a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; c. provide for refuse and recycling including source separation; d. are of a design that allows low-frequency service collection; e. minimise ongoing building management cost for occupants. Note—Refer to the Refuse planning scheme policy for further guidance.	**AO32** Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	*The development provides six 1,100 L bulk bins within a screened enclosure near the Millers Road frontage, comprising three refuse bins and three recycling bins.* *The proposed capacity of 3,300 L per waste stream exceeds the calculated requirement of 3,000 L per stream, based on 50 residents.* ✓ ***Acceptable Outcome satisfied.***
Car parking, manoeuvring and hardstand areas		
PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.	**AO33.1** Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry. Note—This excludes driveway splays to the kerb.	*The proposed driveway occupies approximately 36.5% of the 15.09 m street frontage. While exceeding the acceptable outcome, the driveway provides a single consolidated access point, minimising vehicle crossovers and maintaining the remainder of the frontage free from vehicle access. The driveway is necessary to provide safe and functional access to the development and is not considered to adversely impact the streetscape character.* ✓ ***Performance Outcome satisfied.***
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.	*The proposed driveway occupies approximately 36.5% of the street frontage, below the maximum 40% permitted. No drop-off areas or porte-cocheres are proposed.* ✓ ***Acceptable Outcome satisfied.***

	AO33.3 Development, where above-ground or partially above-ground car parking, is located so that: a. the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; b. building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. Refer to Figure v.	*The development includes only ground-level car parking.* • ***Acceptable Outcome not applicable.***
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: a. does not dominate the street frontage of the development; b. does not impact on the safety and efficiency of the road networks; c. does not detract from the quality of adjoining streetscape or public spaces; d. is safe and convenient for residents, visitors and service providers; e. does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: i. the proximity of dwelling houses or existing multiple dwellings on adjoining sites; ii. the scale and detail of any parking structure walls when viewed from the street and adjoining properties; iii. setback distances to mitigate impacts;	**AO34.1** Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is: a. located: i. below ground; or ii. at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; iii. set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E; iv. landscaped and screened from view of the street, other public areas and adjoining properties; v. not in conflict with required vehicle queuing distances. Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.	*The proposed resident parking is located within the building footprints at ground level, with garages and carports incorporated into the building design. Visitor parking is provided within the shared driveway area and is largely screened from the street by the proposed buildings and landscaping. The parking arrangement provides convenient access for residents and visitors without dominating the streetscape.* ✓ ***Acceptable Outcome satisfied.***

iv. the location of active frontages and public spaces. Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	**AO34.2** Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.	*The development does not involve basement car parking.* • ***Acceptable Outcome not applicable.***
	AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: a. the maximum combined height of basement structure, retaining walls and fencing is 2m; b. structures and fences are finished with low-maintenance and pre-finished materials. Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.	*The development does not involve basement car parking.* • ***Acceptable Outcome not applicable.***
	AO34.4 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is: a. clearly signposted; b. not located behind a security barrier; c. not located on both sides of the driveway; d. separated from the street frontage boundary by a 4m wide deep planting area.	*The proposed visitor parking is located within the shared driveway area, is not positioned behind a security barrier and can be clearly signposted. While visitor parking is provided on both sides of the driveway and does not achieve the required 4 m landscaped setback from the street frontage, the parking spaces are distributed throughout the development rather than concentrated within a large parking area. The arrangement provides convenient access for visitors, maintains adequate vehicle manoeuvring areas and minimises the visual prominence of parking from Millers Road. The proposed parking arrangement is considered to satisfy PO34.* ✓ ***Performance Outcome satisfied.***

	AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.	*The development does not involve direct street access for units.* • ***Acceptable Outcome not applicable.***
PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are: a. located to minimise noise and fumes disturbance on residents within and adjoining the site; b. acoustically and visually screened to: i. minimise the reflection of headlights into dwelling windows; ii. attenuate noise impacts; c. landscaped to: i. soften the visual appearance of at grade hardstand areas; ii. enhance pedestrian safety; iii. improve visual amenity for the streetscape and urban area; iv. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas. Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	**AO35.1** Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is: a. located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents; b. screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site.	*The development does not include any windows to habitable rooms within 3 m of the internal driveway and manoeuvring area.* *The driveway and manoeuvring area is located centrally within the site so does not directly adjoin neighbouring properties.* ✓ ***Acceptable Outcome satisfied.***
	AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are: a. acoustically screened from adjoining dwellings to a minimum height of 1.8m; b. provided with a vegetated buffer next to any movement or parking areas: i. a minimum of 1m wide along the side boundary; ii. a minimum of 2m wide along the rear boundary; iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.	*The development does not involve car parking or manoeuvring areas along the side or rear boundary of the site.* ✓ ***Acceptable Outcome satisfied.***

	AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides: a. a minimum of 1 shade tree for every 6 car spaces; b. trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy. Note—Trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.	*The development involves five uncovered car parking spaces (visitor parking), surrounded by deep planting.* ✓ ***Acceptable Outcome satisfied.***
	AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides: a. landscaping that is used to delineate safe pedestrian movement through car parks; b. exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.	*Safe pedestrian movement through the car parking and manoeuvring area is delineated with surface treatment on the driveway (pedestrian prioritised pathway). Small garden beds are also provided at unit entries for wayfinding.* *The driveway area will be finished with banding (or similar) for visual interest.* ✓ ***Acceptable Outcome satisfied.***
	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.	*The proposed visitor car parking area is surrounded by deep planting.* ✓ ***Acceptable Outcome satisfied.***
Transit oriented development		

PO36 Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through: a. building design that enables future adaptation to facilitate non-residential uses; b. provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points; c. enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; d. creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design.	**AO36** Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that: a. includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses; b. provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; c. provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the d. Infrastructure design planning scheme policy; e. ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.	*The site is located approximately 900 m walking distance from Rochedale Busway Interchange.* *No active frontage requirements are prescribed for the site under the neighbourhood plan.* • ***Acceptable Outcome not applicable.***
Fencing and retaining walls		

PO37 Development provides fencing and retaining walls that must: a. facilitate casual surveillance of the street and public space; b. enable use of private open space; c. assist in highlighting entrances to the property; d. provide a positive interface to the streetscape; e. protect the privacy and amenity for residents and dwellings adjoining the site.	**AO37.1** Development ensures that, where fencing is provided: a. along any common boundary to a street or public space, it is a maximum of: i. 1.2m in height, where fence construction is solid or less than 50% transparent; ii. 1.5m in height, where fence construction is at least 50% transparent; iii. 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; b. along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; c. along any side boundary, where forward of the main building line to the front boundary, it is: i. a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or ii. a maximum of 1.5m in height, where fence construction is at least 50% transparent.	*The proposed front fencing is set back from the street frontage behind the deep planting area, providing landscaping between the fencing and the road reserve. Side and rear boundary fencing will be provided to maintain privacy and amenity.* ✓ ***Acceptable Outcome satisfied.***
	AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.	*The proposed front fencing is set back behind the deep planting area, rather than positioned directly along the street frontage.* • ***Acceptable Outcome not applicable.***
	AO37.3 Development for a retaining wall is: a. stepped to minimise impact on the streetscape and pedestrian environment; b. a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.	*The proposed retaining walls are located within the development site and are generally limited to 1 m in height. They do not directly abut the road reserve verge.* ✓ ***Acceptable Outcome satisfied.***

Adaptable housing		
Not applicable.		
Additional requirements for sites with an area of 7,000m² or greater, or development for 20 or more dwellings if in the Emerging community zone		
Not applicable.		
Additional criteria for development if identified in a neighbourhood plan		
PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by: a. exhibiting subtropical architectural excellence through design, treatment and articulation; b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; d. respecting the prominence of any adjoining or nearby heritage place or local landmark; e. providing a corner land dedication, if required, that: i. accommodates a deep-planted large feature tree within the dedication area;	**AO40.1** Development: a. emphasises a landmark site identified in a neighbourhood plan and its setting; b. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; c. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; d. provides an interesting and varied skyline and silhouette; e. uses high-quality and durable materials and finishes; f. integrates landscaping, building entries and the public realm at the ground plane. Note—The Council's Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.	*The site is not a nominated landmark site.* • ***Acceptable Outcome not applicable.***

ii. provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; iii. accommodates high levels of pedestrian movement and a high quality pedestrian setting. Note—A neighbourhood plan may indicate whether or not a land dedication is required.	**AO40.2** Development provides a corner land dedication adjacent to the existing verge area which: a. complies with any dimensions identified in a neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; c. is embellished in compliance with the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	*The site is not a corner lot.* • ***Acceptable Outcome not applicable.***
PO41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.	**AO41.1** Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.	*No view corridors are identified in the neighbourhood plan.* • ***Acceptable Outcome not applicable.***
	AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	*No viewpoints are identified in the neighbourhood plan.* • ***Acceptable Outcome not applicable.***
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by:	**AO42.1** Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: a. building entries on both street frontages; or b. a single main entry at the corner.	*The site is not a corner lot.* • ***Acceptable Outcome not applicable.***

a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; e. if a corner land dedication is required: i. accommodating a deep-planted feature tree within the dedication area; ii. providing a building envelope that acknowledges and respects the presence of the feature tree canopy. Note—A neighbourhood plan will indicate whether or not a land dedication is required.	**AO42.2** Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which: a. complies with any dimensions identified in the neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; c. is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	*The site is not a corner lot.* • ***Acceptable Outcome not applicable.***
	AO42.3 Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.	*The site is not a corner lot.* • ***Acceptable Outcome not applicable.***
If in the Infill housing zone precinct of the Character residential zone		
Not applicable.		

2 Zone Code

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

- Low-medium density residential zone code.

2.1 Low-medium density residential zone code

(4) Development location and uses overall outcomes

Outcomes	Comments
a. Development comprises a mix of low and low–medium rise, low–medium density residential development.	*The proposal comprises five two-storey rooming accommodation buildings, providing low-medium density residential development consistent with the intended built form of the zone.*
b. Development allows for urban consolidation and better use of physical and social infrastructure.	*The development supports urban consolidation through the efficient use of an existing serviced allotment and established infrastructure networks.*
c. Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.	*The site is within walking distance of public transport, parks, commercial centres and community facilities, supporting a walkable neighbourhood.*
d. Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings.	*The development provides an alternative residential accommodation type that complements the existing mix of dwelling houses and multiple dwellings in the surrounding area.*
e. Development retains an existing dwelling house that is located on land within the Traditional building character overlay, Heritage overlay or Pre-1911 building overlay.	*Not relevant to the proposal.*
f. Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle…	*The proposed rooming accommodation provides 25 individual rooms across five buildings, contributing to housing diversity and providing an alternative rental accommodation option within an established residential area.*
g. Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations such as hospitals and is located in highly accessible locations fronting an arterial or suburban road that carries more than 6,000 vehicles per day in the 3 or 4 storey mix zone precinct.	*Not relevant to the proposal.*
h. Development for a relocatable home park or tourist park may continue to operate and expand on existing sites in the 3 or 4 storey mix zone precinct to provide housing diversity.	*Not relevant to the proposal.*
i. Development for a dwelling unit may occur as part of a non-residential use.	*Not relevant to the proposal.*
j. Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a low-medium density, but predominantly permanent residential environment.	*The proposed two-storey development is consistent with the residential character of the locality. Building setbacks, landscaping, on-site parking and the arrangement of buildings provide for residential amenity and minimise impacts on adjoining properties.*

k. Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.	*Not relevant to the proposal.*
l. Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	*Not relevant to the proposal.*
m. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to…	*Not relevant to the proposal.*
n. Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.	*Not relevant to the proposal.*
o. Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	*Not relevant to the proposal.*
p. Development for any other non-residential use serves a local community facility need only such as a childcare centre or a substation.	*Not relevant to the proposal.*

(7) 3 or 4 storey mix zone precinct overall outcomes

Outcomes	Comments
a. Development comprises a mix of dwelling types including dwelling houses, dual occupancy and multiple dwellings (such as apartments and row houses) to provide housing diversity.	*The proposed rooming accommodation provides an alternative housing type, contributing to housing diversity within the Low-medium density residential zone.*
b. Development provides a sensitive transition between lower density residential areas and higher density residential areas or significant centres.	*The proposed two-storey buildings provide a suitable transition between surrounding lower-density residential development and the higher-density residential outcomes anticipated within the zone.*
c. Development for residential buildings occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and the characteristics of the site.	*The 2,186 m² allotment accommodates five two-storey buildings, with building setbacks, landscaping and deep planting areas responding to the site's irregular configuration and sloping topography.*

d. Development in a key location comprises low-medium density residential buildings of predominantly apartment style multiple dwellings, up to 3 or 4 storeys in height and does not result in significant fragmentation of land.	*The proposal comprises five two-storey rooming accommodation buildings, providing a low-medium density residential outcome without significant fragmentation of the site.*
e. Development outside of key locations comprises low-medium density residential buildings of predominantly row house style multiple dwellings, dual occupancies and dwelling houses on small lots, up to 3 storeys in height.	*Not applicable. The site is located within a key location.*
f. Development for a dwelling house on a small lot supports a subtropical character and minimises negative impacts on the amenity and privacy of adjoining premises by ensuring it is of a size and scale which maintains access to natural light, sunlight and breezes for habitable and outdoor spaces.	*Not applicable to the proposal.*
g. Development incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.	*The development incorporates building setbacks, landscaping and deep planting areas along the street frontage and site boundaries, contributing to an attractive streetscape and residential character.*
h. Development for a residential use other than a dwelling house is of a scale and bulk that can co-exist comfortably with an adjoining dwelling house or adjoining lower density zone.	*The proposed two-storey buildings incorporate appropriate setbacks, landscaping and separation from adjoining development, minimising impacts on the amenity and privacy of adjoining residential properties.*
i. Development for a residential use other than a dwelling house is of a scale and bulk that can co-exist comfortably with an adjoining dwelling house or adjoining lower density zone.	*The proposed two-storey built form, building setbacks and landscaping provide a suitable transition to adjoining lower-density residential development, maintaining residential amenity and minimising impacts on neighbouring properties.*

3 Neighbourhood Plan

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

- Eight-Mile Plains gateway neighbourhood plan code.

Eight Mile Plains gateway neighbourhood plan

Table 7.2.5.5.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development is of a height that achieves the intended outcome for the neighbourhood plan, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a. consistent with anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built; c. proportionate to and commensurate with the utility of the site area and frontage width; d. designed to avoid adverse amenity impacts on adjoining development. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular	**AO1** Development complies with the building height in Table 7.2.5.5.3.B. Note—Neighbourhood plans will mostly specify a maximum numbers of storeys where zone outcomes have been varied in relation to building height.	*The site is located within the Potential development areas precinct (NPP-005), where maximum building height is determined by the applicable residential zone code.* *The proposed development is limited to two storeys, below the maximum height of three or four storeys anticipated within the LMR2 zone.* ✓ ***Acceptable Outcome satisfied***

PO2 Development is of a scale and form that: a. creates a cohesive streetscape and built form character; b. enables existing and future buildings to be well separated from each other; c. does not prejudice the development of adjoining sites; d. results in sensitive massing and articulation to ensure the building does not dominate the street or other pedestrian spaces. Note—Development that is over-scaled for its site can result in an undesirable built form that significantly reduce streetscape character and amenity.	**AO2** Development complies with the setbacks in Table 7.2.5.5.3.C. Note—This can be demonstrated by a building location envelope, elevations and section. Note—The building envelope must include all requirements from any applicable overlay codes.	*Table 7.2.5.5.3.C does not prescribe setbacks for development within the Potential development areas precinct (NPP-005). Assessment is therefore undertaken against PO2.* • ***Acceptable Outcome not applicable***
PO3 Development supports the retention of significant vegetation and large subtropical shade trees. Note—Refer to the Vegetation planning scheme policy for guidance on the identification and protection of significant vegetation.	**AO3** No acceptable outcome is prescribed.	*The development incorporates 310 m² of deep planting and retains the large existing tree towards the rear of the site. Landscaping is provided throughout the development, including along the street frontage and site boundaries, supporting the retention of vegetation and opportunities for additional shade trees.* ✓ ***Performance Outcome satisfied***

PO4 Development, except for a dwelling house, provides on-site landscaping that: a. improves the subtropical character, amenity and microclimate of the site; b. enables overlooking of the street and public spaces; c. provides natural shade to mitigate urban heat island impacts, reduce glare and improve pedestrian comfort; d. reduces the area of impervious surfaces and supports stormwater quality. Note—This is demonstrated by a site landscape concept plan. Note— Refer to the Vegetation planning scheme policy for guidance on the identification and protection of significant vegetation.	**AO4.1** Development, except for a dwelling house, provides on-site landscaping along the side and rear boundaries that: a. provides a minimum of 2m wide landscaped areas excluding areas required for vehicle and pedestrian access; b. incorporates layered landscaping capable of accommodating large subtropical trees for building and pedestrians; c. is accessible for watering and maintenance; d. screens driveways, services and loading areas, plant rooms or other utilities. Note—This can be demonstrated by a landscape concept plan in accordance with the Planting species planning scheme policy. Note—Refer to the Vegetation planning scheme policy for guidance on the identification and protection of significant vegetation.	*The development incorporates 310 m² of deep planting, including landscaping along the side and rear boundaries. While a continuous 2 m landscaped buffer is not achieved along all boundaries, the proposed landscaping provides opportunities for shade trees, screens adjoining properties and vehicle access areas, and contributes to the subtropical character and amenity of the site.* ✓ ***Performance Outcome satisfied***
	AO4.2 Development, except for a dwelling house, provides on-site landscaping along the front boundary of the site that: a. supports passive surveillance of the street and adjoining public spaces; b. enhances the existing landscape and streetscape character.	*The development incorporates landscaping and deep planting along the Millers Road frontage, enhancing the streetscape while maintaining opportunities for passive surveillance of the street.* ✓ ***Acceptable Outcome satisfied***
If in the Brisbane Technology Park precinct (Eight Mile Plains gateway neighbourhood plan/NPP-001)		
Not applicable.		
If in the Mixed industry and business core sub-precinct (Eight Mile Plains gateway neighbourhood plan/NPP-001a)		
Not applicable		
If in the Gateway business precinct (Eight Mile Plains gateway neighbourhood plan/NPP-003)		
Not applicable		
If in the Logan Road employment precinct (Eight Mile Plains gateway neighbourhood plan/NPP-004)		
Not applicable		

If in the Potential development areas precinct (Eight Mile Plains gateway neighbourhood plan/NPP-005)		
PO19 Development is in accordance with a structure plan to ensure it is: a. designed so that it is well integrated with: i. adjoining residential development; ii. existing road network; iii. surrounding open space areas; iv. active travel connections. b. designed to ensure that environmental values and constraints are addressed. c. designed to incorporate subtropical design principles with significant landscaping; d. designed to achieve a mix of universal housing types, providing housing diversity and enabling people to find suitable accommodation throughout their life cycle.	**AO19** Development is consistent with a structure plan prepared in accordance with the Structure planning planning scheme policy. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans.	*No formal structure plan has been prepared for the development. However, the proposal integrates with the existing road network through a single access point from Millers Road and is compatible with surrounding residential development. The design responds to the site's topography and existing infrastructure constraints, incorporates 310 m² of deep planting and provides an alternative housing option comprising 25 rooming accommodation rooms. The development supports housing diversity within the precinct and is considered to achieve the intent of PO19.* ✓ ***Performance Outcome satisfied***
PO20 Development on the significant corner site indicated in Figure f, provides a prominent visual reference that: a. reinforces a southern gateway creating a sense of arrival to the neighbourhood plan area and Brisbane; b. delivers architectural excellence through design, treatment and articulation; c. incorporates subtropical design principles through planting and landscaping; d. defines the site and its setting through building form, expression, silhouette, scale, materials and landscaping; e. accommodates high levels of pedestrian movement to the significant corner site.	**AO20** No acceptable outcome is prescribed.	*The site is not identified as a significant corner site in Figure f of the Eight Mile Plains gateway neighbourhood plan.* ✓ ***Performance Outcome satisfied***

4 Prescribed Secondary Codes

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

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

4.1 Filling and excavation code

Table 9.4.3.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development for filling or excavation minimises visual impacts from retaining walls and earthworks.	**AO1** Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: a. 2.5m in a zone in the Industry zones category; b. 1m in all other zones, or if adjoining a sensitive zone.	*All earthworks will be less than 1 m in height.* ✓ ***Acceptable Outcome satisfied.***
PO2 Development of a retaining wall proposed as a result of filling or excavation: a. is designed and constructed to be fit for purpose; b. does not impact adversely on significant vegetation; c. is capable of easy maintenance. Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation. Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.	**AO2.1** Development of a retaining structure, including footings, surface drainage and subsoil drainage: a. is wholly contained within the site; b. if the total height to be retained is greater than 1m, then: i. the retaining wall at the property boundary is no greater than 1m above the ground level; ii. all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; iii. the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.	*All proposed retaining walls are located wholly within the site.* *No earthworks or retaining walls will exceed 1 m.* ✓ ***Acceptable Outcome satisfied.***
	AO2.2 Development of a retaining wall over 1m in height protects significant vegetation on the site and on adjoining land and is designed and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland.	*The development will not involve retaining walls exceeding 1 m in height.* • ***Acceptable Outcome not applicable.***

	AO2.3 Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.	*All proposed retaining walls will be of a type that does not require maintenance.* ✓ ***Acceptable Outcome satisfied.***
	AO2.4 Development for filling only uses clean fill that does not include any construction rubble, debris, weed seed or viable parts of plant species listed as an undesirable plant species in the Planting species planning scheme policy.	*If imported fill is required, it will be clean and free of contaminants.* ✓ ***Acceptable Outcome satisfied.***
PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	**AO3** Development ensures that a rock anchor: a. is constructed in accordance with the standards in the Infrastructure design planning scheme policy; b. where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	*The development will not involve rock anchors.* • ***Acceptable Outcome not applicable.***
PO4 Development protects all services and public utilities.	**AO4** Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	*All services and public utilities will be protected.* ✓ ***Acceptable Outcome satisfied.***
PO5 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	**AO5** Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	*Retaining walls will be designed and constructed in accordance with the Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***

PO6 Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	**AO6** Filling or excavation does not involve the construction of open drainage.	*The development does not involve open drainage.* ✓ ***Acceptable Outcome satisfied.***
PO7 Development for filling or excavation: a. does not degrade water quality or adversely affect environmental values in receiving waters; b. ensures site sediment and erosion control standards are best practice.	**AO7.1** Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy.	*Earthworks will be designed and constructed in accordance with the Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***
	AO7.2 Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	*Earthworks will be designed and constructed in accordance with the Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***
PO8 Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO8.1** Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.	*Dust emissions will be mitigated during construction according to relevant standards.* ✓ ***Acceptable Outcome satisfied.***
	AO8.2 Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	*Construction will be undertaken within the prescribed times.* ✓ ***Acceptable Outcome satisfied.***

PO9 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.B, Table 9.4.3.3.C, Table 9.4.3.3.D and Table 9.4.3.3.E. Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO9** Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	*The development will not result in ground-borne vibration beyond the site during construction.* ✓ ***Acceptable Outcome satisfied.***
PO10 Development ensures that heavy trucks hauling material to and from the site do not affect the amenity of established areas and limits environmental nuisance impact on adjacent land.	**AO10** Development ensures that heavy trucks hauling material to and from the site: a. occur for a maximum of 3 weeks; b. use a major road to access the site; c. only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	*Construction on the site will be managed according to the identified requirements.* ✓ ***Acceptable Outcome satisfied.***
PO11 Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	**AO11** Development does not involve: a. excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; b. filling with material containing a contaminant.	*The site is not listed on the EMR or CLR and any imported fill material will be contaminant free.* ✓ ***Acceptable Outcome satisfied.***
PO12 Development provides for: a. landscaping for water conservation purposes; b. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; c. drainage and stormwater measures to reduce any adverse impacts on the landscape;	**AO12.1** Development provides drainage for artificial growing environments which is connected to the stormwater drain.	*The proposed landscape design does not include artificial growing environments.* • ***Acceptable Outcome not applicable.***
	AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternative irrigation sources are utilised and is in compliance with the standards in the Landscape design planning scheme policy.	*All proposed landscaping is open to the sky and does not rely on irrigation.* ✓ ***Acceptable Outcome satisfied.***

d. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; e. reticulated irrigation to all artificial growing environments. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	**AO12.3** Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	*All landscape and hardstand areas will be graded towards field inlets or similar to manage stormwater drainage within the site.* ✓ ***Acceptable Outcome satisfied.***
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	*All proposed landscaping is open to the sky and does not rely on irrigation.* • ***Acceptable Outcome not applicable.***
PO13 Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	**AO13** Development does not involve the creation of canals or artificial waterways.	*Development does not involve the creation of canals or artificial waterways.* ✓ ***Acceptable Outcome satisfied.***

4.2 Infrastructure design code

Table 9.4.4.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development provides roads, pavement, edging and landscaping which: a. are designed and constructed in accordance with the road hierarchy; b. provide for safe travel for pedestrians, cyclists and vehicles; c. provide access to properties for all modes; d. provide utilities; e. provide high levels of aesthetics and amenity, improved liveability and future growth; f. provide for the amelioration of noise and other pollution; g. provide a high-quality streetscape; h. provide a low-maintenance asset with a minimal whole-of-life cost. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	**AO1** Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	*The road pavement, kerb and verge will be reinstated where necessary.* ✓ ***Acceptable Outcome satisfied.***
PO2 Development provides road pavement surfaces which: a. are well designed and constructed; b. durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; c. ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access; d. allows for reasonable travel comfort.	**AO2** Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	*The road pavement will be reinstated where necessary.* ✓ ***Acceptable Outcome satisfied.***

PO3 Development provides a pavement edge which is designed and constructed to: a. control vehicle movements by delineating the carriageway for all users; b. provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	**AO3** Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	*The kerb will be reinstated as necessary.* ✓ ***Acceptable Outcome satisfied.***
PO4 Development provides verges which are designed and constructed to: a. provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; b. provide a sufficient area for public utility services; c. be maintainable by the Council.	**AO4** Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	*The verge will be reinstated as necessary.* ✓ ***Acceptable Outcome satisfied.***
PO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which: a. allows equitable access for all modes; b. is safe and secure; c. has 24-hour access; d. is a low-speed shared zone environment; e. has a high-quality streetscape.	**AO5** Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	*No requirements are identified.* • ***Acceptable Outcome not applicable.***

PO6 Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard: a. an effective, high-quality paved roadway; b. an effective, high-quality roadway kerb and channel; c. safe, high-quality vehicle crossings over channels and verges; d. safe, accessible, high-quality verges compatible and integrated with the surrounding environment; e. safe vehicle access to the site that enables ingress and egress in a forward gear; f. provision of and required alterations to public utilities; g. effective drainage; h. appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	**AO6** Development of an existing premises provides at the frontage of the site, if not already existing, the following infrastructure to the standard that would have applied if the development involved new premises as stated in the road corridor design standards in the Infrastructure design planning scheme policy: a. concrete kerb and channel; b. forming and grading to verges; c. crossings over channels and verges; d. a constructed bikeway; e. a constructed verge or reconstruction of any damaged verge; f. construction of the carriageway; g. payment of costs for required alterations to public utility mains, services or installations; h. construction of and required alterations to public utility mains, services or installations; i. drainage works; j. installation of electrical conduits.	*The existing road design and construction is generally compliant with standards in the Infrastructure design PSP.* *The road pavement, kerb and verge will be reinstated as necessary.* ✓ ***Acceptable Outcome satisfied.***

PO7 Development provides both cycle and walking routes which: a. are located, designed and constructed to their network classification b. (where applicable); c. provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; d. provide safe and comfortable access to properties for pedestrians and cyclists; e. incorporate water sensitive urban design into stormwater drainage; e. provide for utilities; f. provide for a high level of aesthetics and amenity, improved liveability and future growth; g. are a low-maintenance asset with a minimal whole-of-life cost; h. minimise the clearing of significant native vegetation. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	**AO7** Development provides cycle and walking routes which are located, designed and constructed in compliance with the road corridor design and off-road pathway design standards in the Infrastructure design planning scheme policy.	*The existing verge width complies with relevant standards in the Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***
PO8 Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	**AO8.1** Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.	*The development provides six 1,100 L bulk bins, comprising three for general refuse and three for recycling, providing a total capacity of 3,300 L for each waste stream. This exceeds the calculated requirement of 3,000 L per stream based on 50 occupants.* *Bins are stored within a screened enclosure near the Millers Road frontage, with a designated on-site standing area for a rear-loading refuse collection vehicle..* ✓ ***Acceptable Outcome satisfied.***

	AO8.2 Development ensures that refuse and recycling collection and storage location and design do not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note—Refer to the Refuse planning scheme policy for further guidance.	*The proposed bin stores are screened for aesthetics, and sufficiently separated from all existing and proposed dwellings to avoid adverse noise and odour impacts.* ✓ ***Acceptable Outcome satisfied.***
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.	*Upgraded and/or additional sewerage and water connections will be installed prior to plan sealing.* ✓ ***Acceptable Outcome satisfied.***
	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	*Sewerage and water connections will be subject to further approval from Urban Utilities.* ✓ ***Acceptable Outcome satisfied.***
PO10 Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life costs, and minimal adverse environmental impacts.	**AO10.1** Development provides public utilities and street lighting which are located and aligned to: a. avoid significant native vegetation and areas identified within the b. Biodiversity areas overlay map; c. minimise earthworks; d. avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.	*No requirements are identified for the provision of new public utilities or street lighting.* • ***Acceptable Outcome not applicable.***
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	*No requirements are identified for the provision of new public utilities or street lighting.* • ***Acceptable Outcome not applicable.***

	AO10.3 Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the Infrastructure design planning scheme policy.	*No requirements are identified for the provision of new public utilities or street lighting.* • ***Acceptable Outcome not applicable.***
PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	**AO11** Development provides land with the following services to the standards of the approved supplier: a. electricity; b. telecommunications services; c. gas service where practicable.	*Electricity and telecommunications connections will be subject to further approval from Energex and NBN Co, respectively.* ✓ ***Acceptable Outcome satisfied.***
PO12 Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	**AO12** Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: a. the additional expense is unlikely to be prohibitive; or b. further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or c. there is a clear gap in the telecommunications network; or d. there is a clear gap in the bandwidth available to the area. Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.	*The development is not a major Council or government works project.* • ***Acceptable Outcome not applicable.***

PO13 Development provides public art identified in a neighbourhood plan or park concept plan which: a. is provided commensurate with the status and scale of the proposed development; b. is sited and designed: i. as an integrated part of the project design; ii. as conceptually relevant to the context of the location; iii. to reflect and respond to the cultural values of the community; iv. to promote local character in a planned and informed manner.	**AO13** Development provides public art identified in a neighbourhood plan or park concept plan which is sited and designed in compliance with the public art standards in the Infrastructure design planning scheme policy.	*No requirements are identified.* • ***Acceptable Outcome not applicable.***
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	**AO14** Development provides public signage: a. at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments; b. which details the location of the key destinations, public spaces and pedestrian linkages in the vicinity, the services available within the development and where they are located. Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).	*No requirements are identified.* • ***Acceptable Outcome not applicable.***
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.	*The development does not involve community facilities.* • ***Acceptable Outcome not applicable.***

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.	*The development does not involve public toilets.* • ***Acceptable Outcome not applicable.***
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.	*The development does not involve the identified structures.* • ***Acceptable Outcome not applicable.***

PO18 Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for: a. safety; b. an attractive appearance appropriate to the general surroundings; c. functionality and easy maintenance; d. minimal whole-of-life cost; e. longevity; f. future widening; g. current and future services; h. minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns. Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.	**AO18** Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	*The development does not involve culverts.* • ***Acceptable Outcome not applicable.***

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.	*Retaining walls will be designed and constructed in compliance with the standards in the Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***
If for development with a gross floor area greater than 1,000m²		
PO20 Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other traffic routes is not unreasonably disrupted and existing landscaping is adequately protected from short- and long-term impacts. Note—The preparation of a construction management plan can assist in demonstrating achievement of this performance outcome. Note—The Transport, access, parking and servicing planning scheme policy provides advice on the management of vehicle parking and deliveries during construction.	**AO20** Development ensures that during construction: a. the ongoing use of adjoining and surrounding parks and public spaces, such as malls and outdoor dining, is not compromised; b. adjoining and surrounding landscaping is protected from damage; c. safe, legible, efficient and sufficient pedestrian, cyclist and vehicular accessibility and connectivity to the wider network are maintained.	*Impacts to Millers Road will be minimised during construction.* ✓ ***Acceptable Outcome satisfied.***
PO21 Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from construction vehicles entering and leaving the site.	**AO21.1** Development ensures that demolition and construction: a. only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays; b. do not occur over periods greater than 6 months.	*Construction will be carried out during lawful hours and is not expected to exceed 6 months in total duration.* ✓ ***Acceptable Outcome satisfied.***

Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO21.2** Development including construction and demolition does not release dust emissions beyond the boundary of the site.	*Best practice dust management will be implemented during demolition and construction work.* ✓ ***Acceptable Outcome satisfied.***
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	*The proposed buildings will not contain asbestos.* ✓ ***Acceptable Outcome satisfied.***
PO22 Development ensures that: a. construction and demolition do not result in damage to surrounding property as a result of vibration; b. vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E. Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO22** Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	*The type and scale of proposed construction is not expected to generate noticeable vibration beyond the site.* ✓ ***Acceptable Outcome satisfied.***
If for a material change of use or reconfiguring a lot in an urban area (as defined in the Regulation) involving premises that is, or will be, accessed by common private title, where involving buildings, either attached or detached, that are not covered by other legislation mandating fire hydrants		
Not applicable.		
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		
Not applicable.		
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		
Not applicable.		

4.3 Landscape work code

Table 9.4.5.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development ensures that trees are protected from development impacts.	**AO1.1** Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.	*The site does not contain protected or significant vegetation. A large tree at the rear of the site is to be retained as part of the proposal.* ✓ ***Acceptable Outcome satisfied.***
	AO1.2 Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: a. vegetation damaged as a result of the development; b. vegetation requiring pruning of branches and/or roots.	*The development does not involve tree surgery or pruning.* • ***Acceptable Outcome not applicable.***
PO2 Development provides acoustic barriers and long fences along street frontages which: a. are enhanced by appropriate planting; b. are of high visual quality; c. are designed for longevity; d. provide maintenance access and promote pedestrian permeability in appropriate circumstances.	**AO2.1** Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site: a. is designed in compliance with the standards in the Infrastructure design planning scheme policy; b. incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; c. incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site; d. incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.	*Timber acoustic fencing will be provided to the side and rear boundaries in accordance with the Multiple dwelling code and the standards in the Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***

	AO2.2 Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting.	*The proposed boundary landscaping comprises two-tier planting and species selection in accordance with the Planting species PSP.* ✓ ***Acceptable Outcome satisfied.***
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.	*The proposed boundary landscaping comprises two-tier planting and species selection in accordance with the Planting species PSP.* ✓ ***Acceptable Outcome satisfied.***
PO4 Development has artificial growing environments which: a. maximise opportunities for high-quality landscape planting; b. incorporate water conservation measures.	**AO4.1** Development provides drainage for podium planters which is connected to the stormwater drain and allows for flush out.	*The development does not involve podium planters.* • ***Acceptable Outcome not applicable.***
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	*The proposed landscape design incorporates low-maintenance subtropical plant species which do not rely on excessive maintenance or irrigation.* ✓ ***Acceptable Outcome satisfied.***
	AO4.3 Development provides podium planting in compliance with BSD-9010, BSD-9011, BSD9012.	*The development does not involve podium planting.* • ***Acceptable Outcome not applicable.***
PO5 Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	**AO5.1** Development incorporates a plant selection along a pathway which ensures: a. a clear trunk height of minimum 1.8m at maturity; b. a shrub height of maximum 1m at maturity. Refer to the Crime prevention through environmental design planning scheme policy.	*All planting adjacent to the internal pedestrian pathways is clear between 1-1.8 m for visibility.* ✓ ***Acceptable Outcome satisfied.***

	AO5.2 Landscaping and mounding do not interfere with visibility along a pathway. Refer to the Crime prevention through environmental design planning scheme policy.	*Visibility along the internal pedestrian pathways is unimpeded by landscaping.* ✓ ***Acceptable Outcome satisfied.***
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.	*The development involves only semi-public and private areas, which are obvious without specific landscape cues.* ✓ ***Performance Outcome satisfied.***
PO7 Development provides a plant selection which addresses the functional issues of the development including: a. screening and buffering; b. street presentation; c. shading; d. character; e. amenity; f. ecology; g. water availability and stormwater treatment.	**AO7** Development provides species in accordance with the Planting species planning scheme policy.	*Planting species are selected in compliance with the Planting species PSP.* ✓ ***Acceptable Outcome satisfied.***
PO8 Development provides planting densities and stock sizes which are optimised to reduce maintenance and erosion and to achieve amenity and ecological outcomes.	**AO8** Development provides planting densities and stock sizes which are based on achieving full coverage of the mulched planting areas within 2 years.	*The detailed landscape plan will prescribe sufficient planting densities and stock sizes to ensure full coverage of planting areas within 2 years.* ✓ ***Acceptable Outcome satisfied.***
PO9 Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	**AO9.1** Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	*Planting species in the visitor car parking area comply with the Planting species PSP.* ✓ ***Acceptable Outcome satisfied.***
	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	*Wheel stops will be provided in front of the visitor car parking spaces.* ✓ ***Acceptable Outcome satisfied.***

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.	*The development does not involve a car park shade structure.* • ***Acceptable Outcome not applicable.***
PO11 Development involving the construction of retaining walls provides for: a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; d. longevity; e. minimal water seepage impacts.	**AO11** Development of a retaining wall: a. is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland; b. incorporates planting areas.	*All proposed retaining walls are landscaped and will be constructed in compliance with the Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***
PO12 Development provides for: a. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; b. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	**AO12.1** Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.	*The cited PSP does not exist.* • ***Acceptable Outcome not applicable.***
	AO12.2 Development ensures that the design and requirements for irrigation is in accordance with the standards in the Landscape design guidelines for water conservation planning scheme policy.	*The cited PSP does not exist.* • ***Acceptable Outcome not applicable.***
	AO12.3 Development provides areas of pavement, turf and mulched garden beds which are adequately drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	*The development will direct stormwater from all developed surface areas towards a lawful point of discharge (i.e. kerb and channel) via field inlets and the internal drainage system.* *The stormwater conveyance system will comply with standards in the Stormwater code and Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***
PO13 Development provides landscaping which is capable of efficient and effective maintenance that ensures the success of the landscaping.	**AO13.1** Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	*No turf is proposed on the site.* • ***Acceptable Outcome not applicable.***

	AO13.2 Development provides a reticulated irrigation system to common landscape and recreation areas and ensures that podium planters serviced from tank water and the control device are located in a common area.	*Common landscaping areas will incorporate reticulated irrigation where necessary.* *The development does not involve podium planters or rainwater tanks.* ✓ ***Acceptable Outcome satisfied.***
	AO13.3 Development provides one hose cock within each private landscape and recreation area.	*All courtyards will contain a hose cock.* ✓ ***Acceptable Outcome satisfied.***
	AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	*The site is unaffected by overland flow.* • ***Acceptable Outcome not applicable.***
	AO13.5 Development provides planting media and mulch in accordance with AS4454 Composts, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use.	*Planting media and mulch will comply with AS 4454 and AS 4419.* ✓ ***Acceptable Outcome satisfied.***
PO14 Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	**AO14** Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	*The site does not contain any existing underground or overhead services. New service conduits are expected to be provided predominantly within the central driveway, avoiding landscaping areas.* ✓ ***Acceptable Outcome satisfied.***

4.4 Stormwater code

Table 9.4.9.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for a material change of use, reconfiguring a lot, operational work or building work Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.		
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: a. minimise flooding; b. protect environmental values of receiving waters; c. maximise the use of water sensitive urban design; d. minimise safety risk to all persons; e. maximise the use of natural waterway corridors and natural channel design principles. Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.	**AO1** Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	*The natural topography of the site facilitates stormwater drainage by gravity direct to the kerb and channel in Millers Road as a lawful point of discharge.* *The stormwater conveyance system will be designed and constructed in accordance with standards in the Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***
PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.	**AO2.1** Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	*The site is unaffected by flooding and does not involve work with the potential to introduce new flood impacts.* ✓ ***Acceptable Outcome satisfied.***
	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	*The stormwater management system will be designed and constructed in accordance with standards in the Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	**AO3.1** Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.	*The development involves stormwater discharge to the road reserve.* ✓ ***Acceptable Outcome satisfied.***

	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	*The stormwater management system will be designed and constructed in accordance with standards in the Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	*The development facilitates stormwater drainage to the kerb and channel in Millers Road as a lawful point of discharge.* ✓ ***Acceptable Outcome satisfied.***
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	*The site does not contain underground stormwater infrastructure.* • ***Acceptable Outcome not applicable.***
PO4 Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	**AO4.1** Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the Infrastructure design planning scheme policy.	*The stormwater conveyance system will be designed in compliance with standards in the Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***
	AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	*The development involves conveyance of stormwater to existing infrastructure.* ✓ ***Acceptable Outcome satisfied.***
PO5 Development designs stormwater channels, creek modification works, bridges, culverts and major drains to protect and enhance the value of the waterway corridor or drainage path for fauna movement.	**AO5** Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	*The development involves underground stormwater conveyance to the kerb and channel, with no impact on fauna movement.* ✓ ***Acceptable Outcome satisfied.***
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;	**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.	*The development does not involve stormwater detention or water quality treatment.* • ***Acceptable Outcome not applicable.***

c. minimises ecological impacts to creeks and waterways.	**AO6.2** Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	*The development does not involve stormwater detention or water quality treatment.* • ***Acceptable Outcome not applicable.***
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).	*The site is not affected by flooding.* • ***Acceptable Outcome not applicable.***
	AO7.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure design planning scheme policy.	*The development involves underground stormwater conveyance to the kerb and channel, with no impact on pedestrian and vehicle access.* ✓ ***Acceptable Outcome satisfied.***
PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	**AO8.1** Development ensures natural waterway corridors and drainage paths are retained.	*The site does not contain a waterway corridor or overland flow path.* • ***Acceptable Outcome not applicable.***
	AO8.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	*The development does not involve a drainage channel or floodway.* • ***Acceptable Outcome not applicable.***
	AO8.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure design planning scheme policy.	*The development involves stormwater discharge to the kerb and channel.* • ***Acceptable Outcome not applicable.***

	AO8.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure design planning scheme policy.	*The development does not involve modifications to existing stormwater infrastructure.* • ***Acceptable Outcome not applicable.***
PO9 Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.	**AO9** No acceptable outcome is prescribed.	*The development includes substantial landscaping for rainwater capture.* ✓ ***Performance Outcome satisfied.***
PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	**AO10** No acceptable outcome is prescribed.	*The development will incorporate a stormwater management system of low complexity, which will be easily accommodated within the proposed design.* ✓ ***Performance Outcome satisfied.***
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: a. existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; b. safe management of stormwater discharge from existing and future upslope development; c. implication for adjacent and down-slope development.	**AO11.1** Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.	*The adjoining upslope properties in Collette St direct access to a lawful point of discharge. An upstream drainage connection is not required as part of the development.* • ***Acceptable Outcome not applicable.***
	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	*No requirement for the upgrade of existing stormwater infrastructure is recognised.* • ***Acceptable Outcome not applicable.***
PO12 Development provides stormwater infrastructure which:	**AO12.1** The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy.	*The stormwater management system will be designed and constructed in accordance with standards in the Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***

a. remains fit for purpose for the life of the development and maintains full functionality in the design flood event; b. can be safely accessed and maintained cost effectively; c. ensures no structural damage to existing stormwater infrastructure.	**AO12.2** Development provides a clear area with a minimum of 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.	*The site does not contain a stormwater manhole.* • ***Acceptable Outcome not applicable.***
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.	*Erosion and sediment control measures will be implemented where necessary to manage potential impacts during construction works and until all exposed soil is permanently stabilised against erosion.* ✓ ***Performance Outcome satisfied.***
PO14 Development ensures that: a. unnecessary disturbance to soil, waterways or drainage channels is avoided; b. all soil surfaces remain effectively stabilised against erosion in the short and long term.	**AO14** No acceptable outcome is prescribed.	*Erosion and sediment control measures will be implemented where necessary to manage potential impacts during construction works and until all exposed soil is permanently stabilised against erosion.* ✓ ***Performance Outcome satisfied.***

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.	*Erosion and sediment control measures will be implemented where necessary to manage potential impacts during construction works and until all exposed soil is permanently stabilised against erosion.* ✓ ***Performance Outcome satisfied.***
Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following: a. a material change of use for an urban purpose which involves greater than 2,500m² of land that: i. will result in an impervious area greater than 25% of the net developable area; or ii. will result in 6 or more dwellings. b. reconfiguring a lot for an urban purpose that involves greater than 2,500m² of land and will result in 6 or more lots; c. operational work for an urban purpose which involves disturbing greater than 2,500m² of land.		
Not applicable.		
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot		

PO18 Development protects stormwater infrastructure to ensure the following are not compromised: a. the long term infrastructure for the stormwater network in the Long term infrastructure plans; b. the existing and planned infrastructure for the stormwater network in the c. Local government infrastructure plan; d. the provision of long term, existing and planned infrastructure for the stormwater network which: i. is required to service the development or an existing and future urban development in the planning scheme area; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	**AO18** Development protects stormwater infrastructure in compliance with the following: a. for long term infrastructure for the stormwater network, the Long term infrastructure plans; b. for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan; c. the standards for stormwater drainage in the Infrastructure design planning scheme policy.	*Existing stormwater infrastructure will be protected in accordance with the identified standards.* ✓ ***Acceptable Outcome satisfied.***

PO19 Development provides for the payment of extra trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*.	**AO19** No acceptable outcome is prescribed.	*No requirement for the payment of additional infrastructure charges is identified.* • ***Acceptable Outcome not applicable.***

4.5 Transport, access, parking and servicing code

Table 9.4.11.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development is designed: 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 demonstrated through a development application that: • is accompanied by sufficient information, including computer modelling input and output data, to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • ensures that any computer modelling input and output data are accurate, reasonable and carried out in accordance with sound traffic engineering practices.	**AO1** Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	*The development complies with relevant standards in the Transport, access, parking and servicing PSP, being that it—* - *includes a driveway, crossover, and vehicle manoeuvring areas designed in compliance with the PSP and associated standard drawings* - *provides on-site car parking for residents and visitors exceeding the prescribed minimum rates* - *maximises the availability of on-street car parking* - *provides on-site bulk bin storage designed and located for resident convenience, serviceability, and to reduce amenity and aesthetic impacts* - *accommodates refuse volumes compliant with the PSP for the proposed use and number of occupants* - *accommodates on-site refuse collection by a rear-loading RCV.* ✓ ***Acceptable Outcome satisfied.***
PO2 Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the transport network consistent with the planning by the Queensland Government and Council.	**AO2** No acceptable outcome is prescribed.	*The development is not of a major size.* • ***Performance Outcome not applicable.***

PO3 Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.	**AO3.1** Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	*The proposed driveway crossover is designed and located in compliance with Section 4 of the PSP and standard drawing BSD-2021.* ✓ ***Acceptable Outcome satisfied.***
	AO3.2 Development provides an easement for a vehicular access benefiting all adjoining landowners and the Council if the vehicular access services more than an individual development or premises.	*The development does not involve shared access.* • ***Acceptable Outcome not applicable.***
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.	*The development maintains the existing walking route in the verge and the on-road bicycle route on the carriageway.* ✓ ***Acceptable Outcome satisfied.***
	AO4.2 Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	*The existing verge and road comply with relevant standards in the Transport, access, parking and servicing PSP and Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***
	AO4.3 Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines.	*The verge in Millers Road is straight and level.* *The proposed pedestrian route through the site is straight and entirely visible from the road.* ✓ ***Acceptable Outcome satisfied.***
PO5 Development provides secure and convenient bicycle parking which:	**AO5.1** Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	*No requirements apply for rooming accommodation.* • ***Acceptable Outcome not applicable.***

a. for visitors is obvious and located close to the building's main entrance; b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; c. is easily and safely accessible from outside the site; d. does not impact adversely on visual amenity; e. does not impede the movement of pedestrians or other vehicles; f. is designed to comply with a recognised standard for the construction of bicycle facilities. Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.	**AO5.2** Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the Transport, access, parking and servicing planning scheme policy and AS 2890.31993 Bicycle parking facilities.	*No requirements apply for rooming accommodation.* • ***Acceptable Outcome not applicable.***
	AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	*No requirements apply for rooming accommodation.* • ***Acceptable Outcome not applicable.***
	AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement.	*No requirements apply for rooming accommodation.* • ***Acceptable Outcome not applicable.***
	AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	*No requirements apply for rooming accommodation.* • ***Acceptable Outcome not applicable.***
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.	*No requirements apply for rooming accommodation.* • ***Acceptable Outcome not applicable.***
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.	*The proposed pedestrian access complies with Section 10 of the Transport, access, parking and servicing PSP.* ✓ ***Acceptable Outcome satisfied.***

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.	*The development includes two pedestrian entries from the verge (pedestrian route). There are no formalised crossing points in the frontage of the site.* ✓ ***Performance Outcome satisfied.***
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).	*The development is not a major development.* • ***Acceptable Outcome not applicable.***
	AO9.2 Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the lowest order road to which the site has frontage.	*The development involves a single driveway to a minor road.* ✓ ***Acceptable Outcome satisfied.***
	AO9.3 Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	*Clear sightlines of at least 90 m are available along Millers Road from the proposed access location, in compliance with Table 6 of the Transport, access, parking and servicing PSP.* ✓ ***Acceptable Outcome satisfied.***
	AO9.4 Development provides access driveways in the road area which: 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.	*The proposed driveway crossover is designed and located in compliance with Section 4 of the PSP and standard drawing BSD-2021.* *The site frontage does not contain a bus stop, taxi rank, or pedestrian crossing/refuge.* ✓ ***Acceptable Outcome satisfied.***
	AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	*The development does not necessitate shared access.* • ***Acceptable Outcome not applicable.***

PO10 Redevelopment provides for: a. the closure of all access driveways in the road area that no longer comply with the standards in the Transport, access, parking and servicing planning scheme policy; b. the reinstatement of adjacent footpaths.	**AO10** No acceptable outcome is prescribed.	*The existing (redundant) driveway crossover will be removed and the verge and kerb reinstated.* ✓ ***Performance Outcome satisfied.***
PO11 Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.	**AO11.1** Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	*Clear sightlines of at least 90 m are available along Millers Road from the proposed access location, in compliance with Table 6 of the Transport, access, parking and servicing PSP.* ✓ ***Acceptable Outcome satisfied.***
	AO11.2 Development ensures that convex mirrors are only used in a site: a. as a secondary support at access driveways; b. in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.	*The development does not involve convex mirrors.* • ***Acceptable Outcome not applicable.***
PO12 Development in the City core and City frame as identified in Figure a provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	**AO12** Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum carparking rate in the Transport, access, parking and servicing planning scheme policy.	*The site is not located within the City core or City frame.* • ***Acceptable Outcome not applicable.***

PO13 Development outside of the City core and City frame as identified in Figure a provides on-site car parking spaces to accommodate the design peak parking demand without any overflow of car parking to an adjacent premises or adjacent street.	**AO13** Development outside of the City core and City frame as identified in Figure a: a. provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or b. for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy. Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum carparking rate in the Transport, access, parking and servicing planning scheme policy.	*The development provides 15 on-site car parking spaces, comprising 10 resident spaces and five visitor spaces.* *In accordance with Table 13 of the Transport, access, parking and servicing PSP, the development requires eight resident spaces and one visitor space. The proposed parking provision exceeds these requirements.* ✓ ***Acceptable Outcome satisfied.***
PO14 Development ensures that the number of car parking spaces and design of the car parking area: a. meet the combined design peak parking demand for residential, visitor and business parking; b. allow for the temporal sharing of car-parking spaces for uses with different peak parking demands. Note—In order to demonstrate that adequate car parking is provided, a traffic impact assessment prepared in compliance with the Transport, access, parking and servicing planning scheme policy is to identify the appropriate number of car parking spaces to be provided.	**AO14.1** Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time.	*The development does not involve mixed use.* • ***Acceptable Outcome not applicable.***
	AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.	*The development does not involve mixed use.* • ***Acceptable Outcome not applicable.***

PO15 Development provides a car park layout which allows for on-site vehicle parking that: a. is clearly defined, safe and easily accessible; b. is designed to contain potential adverse impacts within the site; c. does not detract from the aesthetics or amenity of an area; d. discourages on-street parking if parking has an adverse traffic management safety or amenity impact; e. is consistent with safe and convenient pedestrian and cyclist movement.	**AO15** Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.	*The dimensions of all proposed car parking spaces and the central manoeuvring aisle comply with relevant standards in the Transport, access, parking and servicing PSP.* ✓ ***Acceptable Outcome satisfied.***

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.	*The development facilitates casual surveillance of Millers Road and the internal publicly accessible areas such as the visitor carpark and the pedestrian route. Outdoor lighting will be installed and maintained in accordance with relevant standards.* *The design of the development does not encourage graffiti and vandalism.* ✓ ***Acceptable Outcome satisfied.***

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; 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.	*The development does not encourage graffiti or vandalism.* ✓ ***Acceptable Outcome satisfied.***
PO18 Development is serviced by an adequate number and size of service vehicles.	**AO18** Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	*The development is designed to accommodate a van and occasional RCV access, in accordance with the standard for rooming accommodation prescribed in Table 1 of the Transport, access, parking and servicing PSP.* ✓ ***Acceptable Outcome satisfied.***
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.	*The development accommodates short-term standing for a refuse collection vehicle. It does not involve or require a dedicated service bay.* • ***Acceptable Outcome not applicable.***
	AO19.2 Development provides on-site servicing facilities and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in the Transport, access, parking and servicing planning scheme policy.	*The development includes a short-term standing area for an RCV with dimensions in accordance with Table 12 of the Transport, access, parking and servicing PSP.* ✓ ***Acceptable Outcome satisfied.***

	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.	*The development includes a short-term standing area for an RCV with dimensions in accordance with Table 12 of the Transport, access, parking and servicing PSP.* *The refuse collection area is located within 5 m of the bulk bin stores, in compliance with the Refuse PSP.* ✓ ***Acceptable Outcome satisfied.***
PO20 Development provides service vehicle access routes to and from the site which minimise the impact on: a. amenity and safety in residential areas; b. streets not constructed to a standard that accommodate increased heavy vehicle movements.	**AO20** Development ensures that service vehicles use the shortest and most direct route to the major road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.	*Refuse collection vehicles may service the proposed lots as part of the existing route.* ✓ ***Acceptable Outcome satisfied.***
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)		
Not applicable.		

5 Overlay Codes

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

- Airport environs overlay
- Community purposes network overlay code
- Road hierarchy overlay code
- Streetscape hierarchy overlay code
- Transport noise corridor overlay.

5.1 Airport environs overlay code

Table 8.2.2.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories		
General		
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	**AO1** Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.	*The development involves two-storey buildings and does not penetrate the OLS.* ✓ ***Acceptable Outcome satisfied.***
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.	**AO2** Development does not emit into the OLS or height restriction zone: a. a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; b. smoke, dust, ash, steam or other airborne particulate.	*The development does not involve air emissions.* ✓ ***Acceptable Outcome satisfied.***
Additional performance outcomes and acceptable outcomes if involving air service		
Not applicable.		
Section B—If in the Bird and bat strike zone sub-categories		
PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	**AO4.1** Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats.	*All waste will be stored on-site in covered bulk bins within screened and roofed enclosures.* ✓ ***Acceptable Outcome satisfied.***

	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	*The site is located within the distance from airport 3–8 km sub-category.* • ***Acceptable Outcome not applicable.***
Section C—If in the Public safety area sub-categories		
Not applicable.		
Section D—If in the Light intensity sub-categories		
Not applicable		
Section E—If in the Aviation facilities sub-categories		
Not applicable.		
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories		
Not applicable.		

5.2 Bicycle network overlay code

Table 8.2.3.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
General		
PO1 Development contributes to the safe and efficient provision and operation of the bicycle network.	**AO1** Development provides cycle routes in accordance with the bicycle network classification and design standard identified on the Bicycle network overlay map and set out in the road corridor design and off-road pathways standards of the Infrastructure design planning scheme policy. Note—On a site not traversed or adjoining a route on the Bicycle network overlay map, pedestrian and cyclist movement and permeability is addressed by the Subdivision code (for reconfiguring a lot) and Centre or mixed use code or residential codes (for material change of use).	*No cycle routes affecting the site are identified.* • ***Acceptable Outcome not applicable.***

PO1A Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map to ensure the following are not compromised: a. the long term infrastructure for the bicycle network in the Long term infrastructure plans; b. the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the bicycle 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.	**AO1A** Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map in compliance with the following: a. for long term infrastructure for the bicycle network in the Long term infrastructure plans; b. the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan; c. the standards for the bicycle network in the Infrastructure design planning scheme policy.	*No cycle routes affecting the site are identified.* • ***Acceptable Outcome not applicable.***

PO1B 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 bicycle network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the bicycle network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.	**AO1B** No acceptable outcome is prescribed.	*No requirements are identified for the payment of additional trunk infrastructure costs.* • ***Acceptable Outcome not applicable.***
Additional performance outcomes and acceptable outcomes for a site adjacent to or traversed by the Riverwalk–Typology 1 sub-category or Riverwalk–Typology 2 sub-category		
Not applicable.		

5.3 Community purposes network overlay code

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

Performance outcomes	Acceptable outcomes	Comments
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location subcategory, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long term corridor park specific location sub-category		
Not applicable.		
If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category		
Not applicable.		

5.4 Road hierarchy overlay code

Table 8.2.18.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use		
PO1 Development ensures that: a. vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: i. the road hierarchy shown on the Road hierarchy overlay map; ii. public transport operations; iii. pedestrian and cyclist movement; b. the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; c. site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.	**AO1.1** Development ensures that an access driveway is provided from: a. a minor road; b. a district road or suburban road if the development has high traffic-generating potential.	*The development involves access to a minor road.* ✓ ***Acceptable Outcome satisfied.***
	AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	*Millers Road is not a primary freight route.* ✓ ***Acceptable Outcome satisfied.***
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	*The development involves access to a minor road.* ✓ ***Acceptable Outcome satisfied.***
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	*The development involves access to a minor road.* • ***Acceptable Outcome not applicable.***
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.	*All adjoining sites have frontage to a minor road.* • ***Acceptable Outcome not applicable.***
Section B—If for assessable development for a material change of use		

PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	**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.	*The development will result in relatively low traffic generation, consistent with the function of Millers Road as a neighbourhood road.* ✓ ***Acceptable Outcome satisfied.***
	AO2.2 Development mitigates an impact on the road hierarchy if the development: a. is for a major development; or b. involves an access driveway to a major road; or c. involves an access driveway within 100m of a signalised intersection. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.	*The development:* - *is not a major development* - *involves access to a minor road* - *is not located within 100 m of a signalised intersection.* • ***Acceptable Outcome not applicable.***
Section C—If for assessable development for a material change of use or reconfiguring of a lot		
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	**AO3** No acceptable outcome is prescribed.	*No requirements for road widening are identified in the Local Government Infrastructure Plan or Long Term Infrastructure Plans.* • ***Performance Outcome not applicable.***

PO3A Development provides for the payment of extra trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*.	**AO3A** No acceptable outcome is prescribed.	*No requirements are identified for the payment of additional trunk infrastructure costs.* • ***Performance Outcome not applicable.***
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category		
Not applicable.		
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		
Not applicable.		

5.5 Streetscape hierarchy overlay code

Table 8.2.20.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	**AO1** Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	*The existing verge width complies with standards in the Infrastructure design PSP—land dedication is not required.* • ***Acceptable Outcome not applicable.***
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.	*There are no existing street trees within the verge of the property.* • ***Acceptable Outcome not applicable***
	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.	*The verge will be reinstated and/or upgraded in compliance with the standards in the Infrastructure design PSP.* ✓ ***Acceptable Outcome satisfied.***
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: a. facilitates a high level of pedestrian movement and activity; b. enforces the sense of arrival to individual precincts and major connections;	**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.	*The site is not a corner lot.* • ***Acceptable Outcome not applicable.***

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.	**AO3.2** 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.	*The site is not a corner lot.* • ***Acceptable Outcome not applicable.***
	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.	*The site is not a corner lot.* • ***Acceptable Outcome not applicable.***
If in or on a site adjoining the Wildlife movement solution sub-category		
Not applicable.		

5.6 Transport noise corridor overlay

Table 8.2.24.3—Performance outcomes and acceptable outcomes

Performance outcome	Acceptable outcomes	Comments
PO1 Development provides outdoor space for passive recreation in a manner where transport noise has been minimised.	**AO1** Development ensures that each dwelling: a. has a balcony or outdoor recreation area shielded by the building from direct transport noise; or b. with a balcony exposed to transport noise has a solid gap-free balustrade.	*The site is affected by Category 2 transport noise, with relatively low anticipated noise impacts. Deep planting is proposed along the Millers Road frontage to provide additional noise attenuation. The majority of buildings incorporate outdoor recreation areas shielded from direct transport noise by the building layout and positioning. The proposed arrangement provides suitable outdoor recreation areas while minimising exposure to transport noise.* ✓ ***Performance Outcome satisfied.***