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# Code Report

**Site**

62-64 Guthrie Street, **PADDINGTON**

**Proposal**

2 Into 3 Lots Subdivision

**Approvals**

Reconfiguring a Lot – Development Permit

October 2026

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# 1. Development Use Code

## 1.1. Subdivision Code

| Performance outcomes | Acceptable outcomes | Responses |
|---|---|---|
| **Section A—General performance outcomes and acceptable outcomes for reconfiguring a lot** | | |
| **PO1**<br>Development results in lots and an arrangement of lots that:<br>a. enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;<br>b. are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;<br>c. feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development;<br>d. complement the streetscape, local context and character for the locality;<br>e. address development constraints. | **AO1.1**<br>Development provides lots with dimensions in compliance with Table 9.4.10.3.B.<br>Note—Dwelling density may also be specified in the planning scheme in addition to the minimum or average lot sizes specified in Table 9.4.10.3.B. Development must comply with both parameters.<br>Note—Parts 1 to 3 of Table 9.4.10.3.B provide the minimum dimensions for standard, small and rear lots to accommodate the range of residential development intended for the Low density residential zone, Character residential zone, Low-medium density residential zone and the Emerging community zone.<br>Note—Part 4 of Table 9.4.10.3.B provides dimensions for lots in other zones and in the South East Queensland Regional Plan area under certain circumstances. Where a zone is not identified in Part 4 of Table 9.4.10.3.B the relevant dimensions are either use or activity specific and no acceptable outcome is prescribed.<br>Note—The Dwelling house code and Dwelling house (small lot) code provide requirements for dwelling houses on standard lots and small lots. Table 9.4.10.3.B is not part of the assessment for a dwelling house other than as identified in the tables of assessment in Part 5.<br>Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions. | ☐ **Complies**<br>☒ **Performance Solution**<br>☐ **Not Applicable**<br>The Site is located within the CR2 Character (Infill housing) Residential Zone, with lots sizes as follows.<br><br>**Proposed Lot 1 (small lot):** 295m² (304m² including 9m² truncation) with approx. dimensions of 13.8m X 22.0m<br><br>**Proposed Lot 2 (small lot):** 300m² with approx. dimensions of 23.54m X 12.875m<br><br>**Proposed Lot 3 (standard lot):** 553m² with approx. dimensions of 12.674m X 45.263m<br><br>**Proposed Lot 2** complies with the requirements of Table 9.4.10.3.B.<br><br>**Proposed Lot 1** does not achieve the prescribed minimum lot area of 300m² due to the provision of a 9m² truncation at the corner of Copeland Street and Guthrie Street.<br><br>**Proposed Lot 3** does not achieve the prescribed minimum rectangle dimension (14m x 20m) and average lot width (15m) for a standard lot.<br><br>Refer to **Section 7** of the Planning Report for response. |
| | **AO1.2** | ☐ **Complies** |

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| | Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot where meeting the requirements of the *Land Title Act 1994* and the *Land Act 1994*.<br>Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Parts of this code and other codes in the planning scheme determine the circumstances for the application of a building envelope plan or a development footprint plan.<br>Note—A building envelope plan or a development footprint plan may also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing. | ☐ **Performance Solution**<br>☒ **Not Applicable**<br>The Proposal does not require a building envelope plan or development footprint plan. |
| | **AO1.3**<br>Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located:<br>a. across a proposed lot boundary; or<br>b. within a setback required by the planning scheme.<br>Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot.<br>Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan.<br>Note—Where development involves work for walls or structures (other than a fence) on or near to a proposed lot boundary and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the structure is to be located in the position identified by the preceding development approval or approved plans, planning scheme and Building Regulation.<br>Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located:<br>• physical inspection is undertaken at the framing stage of construction; | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The Proposal does not result in a building or structure being located across a proposed lot boundary or within a setback prescribed in relevant codes. |

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| | • written evidence in the form of a plan of subdivision is prepared by a suitably qualified person;<br>• other evidence received and agreed by the Council. | |
| **PO2**<br>Development creates useable lots that:<br>a. do not rely on excessive cut and fill;<br>b. do not intrude into areas of waterway and environmental significance;<br>c. ensure any cutting, filling, retaining walls and earthworks:<br>i. minimise adverse impacts to vegetation, natural features and topography;<br>ii. avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways;<br>d. minimise adverse impacts to the utility of existing or proposed transport network elements.<br>e. where involving a lot with an area less than 180m$^2$:<br>i. do not adversely affect visual character, amenity, privacy, stormwater run-off and drainage of lots within and adjoining the site;<br>ii. provide finished ground levels that facilitate development of the lots for the intended purpose without the need to provide additional retaining walls.<br>*Note—An earthworks plan is required to be submitted to demonstrate compliance with this performance outcome.*<br>*Note—Where a development footprint plan is required for development involving lots with an area less than 180m$^2$, the relevant outcomes shown on the development footprint plan must consider the slope of the site and any earthworks that are required as part of the subdivision.* | **AO2.1**<br>Development ensures that any cutting, filling, retaining walls and earthworks:<br>a. result in a maximum vertical dimension or minimum horizontal dimension of 1m for either:<br>i. a single level change; or<br>ii. any step in a series of level changes.<br>b. locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary;<br>c. limits cut and fill to less than 1m in height for construction of transport network elements.<br>*Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B.*<br>*Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Any earthworks will not exceed a vertical dimension or minimum horizontal dimension of 1m. Refer to **Appendix B – Civil Engineering Assessment Report**. |
| | **AO2.2**<br>Development involving a lot with an area less than 450m$^2$ is located on a site with a maximum average slope of:<br>a. 1 into 10 on the shortest lot axis;<br>b. 1 into 15 on the longest axis. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The Site is not located on a site with a maximum average slope as nominated in (a) and (b). |
| | **AO2.3**<br>Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of:<br>a. less than 1 in 6 on a lot less than 180m$^2$; or<br>b. less than 1 in 5 on a lot 180m$^2$ or greater;<br>prior to any cutting, filling, retaining walls or earthworks occurring on the site.<br>*Note—A minimum rectangle dimension sited on level to gently sloping land is required to ensure that lots are able to be developed for a dwelling in accordance with the requirements of the planning scheme.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The Site is located within the CR2 Character (Infill housing) Residential Zone and has a slope less than 1 in 5. |

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| | *Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone.* | |
| | **AO2.4**<br>Development does not involve the creation of canals or artificial waterways. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The Proposal does not involve the creation of canals or artificial waterways. |
| **PO3**<br>Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed:<br>a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy;<br>b. for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use;<br>c. to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot;<br>d. to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists;<br>e. at an adequate width, suitable gradient and appropriate construction standard;<br>f. to avoid unreasonable detriment or nuisance to an adjacent premises;<br>g. to preserve the amenity and function of the public realm in accommodating:<br>i. high levels of pedestrian traffic;<br>ii. large subtropical street trees;<br>iii. on-street parking. | **AO3.1**<br>Development provides roads, pavement and concrete kerb and channel that provide for:<br>a. design and construction in accordance with the road hierarchy;<br>b. safe travel for pedestrian, cyclists and vehicles;<br>c. access to properties for all modes;<br>d. utilities;<br>e. high levels of aesthetics and amenity, improved liveability and future growth;<br>f. a high-quality streetscape;<br>g. a low-maintenance asset with minimal whole-of-life cost.<br>*Editor's note—See Section B for additional requirements where new road is proposed.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Proposed access is in general accordance with the design standard within the Infrastructure design planning scheme policy. Compliance can be conditioned as a part of the approval.<br><br>The existing access arrangement (vehicle crossover) to the existing dwellings on Proposed Lot 1 and 3 will be retained as part of the proposal.<br><br>Access to proposed Lot 2 will be via Copeland Street and will be established as a part of the future house application.<br><br>Refer to **Appendix B – Civil Engineering Assessment Report**. |
| | **AO3.2**<br>Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Proposed access is appropriate and is in general accordance with the TAPS Planning Scheme Policy.<br><br>Refer to **Appendix B – Civil Engineering Assessment Report**. |
| | **AO3.3** | ☒ **Complies**<br>☐ **Performance Solution** |

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| | Development provides each lot with access to a public road other than a major road, that is:<br>a. direct; or<br>b. via a formal access arrangement that is:<br>i. registered on a title over another lot; or<br>ii. a reciprocal access easement; or<br>iii. over common property;<br>iv. located as far away as practicable from an existing or proposed dwelling;<br>v. compliant with the road corridor design standards in the Infrastructure design planning scheme policy;<br>c. the width specified:<br>i. in the Transport, access, parking and servicing planning scheme policy where an access way to a rear lot in the Low density residential zone, Character residential zone, Low-medium density residential zone or Emerging community zone; or<br>ii. in Table 9.4.10.3.B where in any other zone;<br>d. compliant with the standard vehicle type requirements for the zone and zone precinct applicable to the site and intended use. | ☐ **Not Applicable**<br>As above. |
| | **AO3.4**<br>Development provides safe sight distances at the following locations:<br>a. an access point along the frontage of each lot;<br>b. a junction and an intersection, including corner truncation;<br>c. a pedestrian or cyclist crossing. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>As above.<br>The proposed access to all lots will be suitable and are provisioned with appropriate sight distances. |
| | **AO3.5**<br>Development provides grades within a lot that: | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable** |

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| | a. enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy;<br>b. do not require cut and fill in excess of 1m in height. | Further to the above, access will be of an appropriate grade. This can be conditioned as a part of the approval. |
| **PO4**<br>Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks.<br>*Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the Planning Act 2016.* | **AO4.1**<br>Development provides land and works for infrastructure and services in compliance with the:<br>a. Local government infrastructure plan;<br>b. standards in the Infrastructure design planning scheme policy;<br>c. Refuse planning scheme policy;<br>d. Transport, access, parking and servicing planning scheme policy;<br>e. Long term infrastructure plan;<br>f. codes and planning scheme policies that apply to the site. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposed development does not compromise the ability of future infrastructure and services. |
| | **AO4.2**<br>Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Refer to **Appendix C – Stormwater Management Plan**. |
| | **AO4.3**<br>Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is:<br>a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or<br>b. a 6m long by 3 equal chord truncation if a minor road. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposed development provides a 3 equal chord truncation for the corner lot (Proposed Lot 1) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy. |
| **PO5**<br>Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that | **AO5**<br>Development ensures that lot density, location, arrangement and dimensions address potential | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable** |

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| adversely affect the normal occupation of the lot by the intended land use and activities associated with that use. | adverse impacts on the normal occupation of the lot for its intended use and associated activities, by:<br>a. identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions;<br>b. avoiding the hazard; or<br>c. mitigating hazard impacts, including through buffers, structures or other necessary measures.<br>*Note—Overlays and neighbourhood plans provide information about potential risks and hazards and how to address them. However, the planning scheme may not reflect risks and hazards determined as part of the analysis of the site and its surrounds and assessment of the development or changed circumstances or those associated with:*<br>• *contaminated land;*<br>• *transport noise corridors on State-controlled roads and the rail network.*<br>*The Queensland Government's Contaminated land register and Environmental management register should be consulted regarding contaminated land. The State Planning Policy Interactive Mapping System should be consulted regarding transport noise corridors.* | The existing dwelling houses will be retained on Proposed Lots 1 and 3, while Proposed Lot 2 will be a vacant lot for future dwelling house use.<br><br>The proposal is residential in nature and will not introduce any adverse impacts upon the intended use of the site. |
| **Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving:**<br>a. rearranging the boundaries of a lot; or<br>b. volumetric format plan subdivision; or<br>c. a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories. | | |
| The proposal does not involve a boundary realignment, volumetric format plan subdivision, or located within 2 or more zones. As such, this criteria is not applicable. | | |
| **PO6**<br>Development ensures that any rearrangement of a lot boundary:<br>a. does not create additional lots;<br>b. wholly contains infrastructure and services within the lot they serve;<br>c. results in lots having a dimension, arrangement and size that maintains or improves consistency with the:<br>i. character intended for the locality;<br>outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site. | **AO6**<br>No acceptable outcome is prescribed. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |

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| **PO7**<br>Development ensures that volumetric format plan subdivision and any associated statutory easements:<br>a. facilitate efficient development;<br>b. ensure reasonable and practical access to services, facilities and infrastructure appropriate to the current and any intended future use of the premises;<br>c. are in accordance with an existing development approval or approved building;<br>are consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site. | **AO7**<br>No acceptable outcome is prescribed. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |
| **PO8**<br>Development ensures that a subdivision involving 2 or more zones, zone precincts, a neighbourhood plan precinct or overlay sub-categories, provides for the:<br>a. different lot design requirements that are applicable to the zones, zone precincts, neighbourhood plans and overlays and applicable to the site;<br>lawful uses intended for the site and the locality. | **AO8.1**<br>Development ensures that the boundary between the zones, zone precincts, neighbourhood plans, overlays and land uses are reflected in the design, arrangement and boundaries for proposed lots to the extent relevant. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |
| **Section B—Transport, traffic and movement outcomes for reconfiguring a lot involving:**<br>a. 10 or more lots; or<br>b. road reserve or new road; or<br>c. cycle or pedestrian routes. | | |
| The proposal does not involve the creation of 10 or more lots. New road is limited is limited to 9m² corner truncation and has no impact on traffic and transport networks. As such this criteria is not applicable. | | |
| **Section C—Specific performance outcomes and acceptable outcomes applicable to development** | | |
| **Section C1—Development for reconfiguring a lot involving any of the following:**<br>a. a site that is more than 1ha in the Emerging community zone; or<br>b. the number of potential dwellings is 20 or more in the Emerging community zone; or<br>c. a site that is more than 7,000m$^2$ in the Low density residential zone; or<br>d. the number of lots is 20 or more; or<br>e. the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or | | |

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| f. the creation of more than 50% of the lots with an area less than 350m$^2$ where not associated with a material change of use or in accordance with an approved building.<br>*Note—Refer to the Structure planning planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate dwelling houses or where reconfiguring a lot is not proposed in conjunction with a material change of use.* | | |
| **PO18**<br>Development delivers contained, sustainable and functional communities comprised of walkable, highly connected and legible neighbourhoods that ensure:<br>a. the lot frontage of all residential lots is within:<br>i. 400m walking distance from a local park, community hub or other central focal point to create a strong and positive neighbourhood identity;<br>ii. 800m walking distance of a local shop and services;<br>b. the greatest intensity of development is within 400m walking distance from:<br>i. a centre other than a Neighbourhood centre;<br>ii. high frequency public transport;<br>c. if residential development, a variety of lot sizes are provided to accommodate a range of dwellings consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;<br>d. connected transport and public parks networks are provided to encourage public and active transport use within and between neighbourhoods;<br>e. an interconnected street pattern that results in safe, connected and permeable neighbourhoods;<br>f. centrally located parks;<br>g. sites are provided for community activities, services and facilities and utilities;<br>h. integrated development with compatible surrounding development approvals and established residential areas; | **AO18.1**<br>Development is designed and sited in compliance with:<br>a. the structure outlined in a neighbourhood plan, a development approval or a preliminary approval that is relevant to the full nature and extent of the development and that clearly indicates the following:<br>i. integration, connection and relationship of the site with surrounding land uses;<br>ii. roads, pathways, bicycle and public transport stops and stations;<br>iii. character and environmental values and development constraints;<br>iv. parks and key destinations such as centres and community facilities; or<br>b. a structure plan prepared in accordance with the Structure planning planning scheme policy.<br><br>*Note—A neighbourhood plan, preliminary approval or development approval must provide comprehensive information that guides the land use pattern, scale, arrangement, connections, transport network and relationship of the development to surrounding features and values. A structure plan must be prepared in accordance with the Structure planning planning scheme policy where this information is insufficient.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposal is residential in nature and will not introduce any adverse impacts upon the intended use of the site. |
| | **AO18.2**<br>Development likely to generate significant pedestrian movements provides a layout with a:<br>a. maximum street block length of 220m;<br>b. maximum street block depth of 80m;<br>c. mid-block pedestrian pathway: | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The proposed development is not likely to generate significant pedestrian movement. |

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| i. the outcomes of neighbourhood plans are delivered;<br>j. site characteristics and setting are addressed including character and environmental values and development constraints, as detailed in an applicable neighbourhood plan or overlay or as determined through a structure planning process.<br><br>*Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating the achievement of this outcome. A structure plan must be prepared where in the Emerging community zone.*<br>*Note—In interpreting PO18(b)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.* | i. every 150m of street block length or part thereof where a street block length exceeds 200m;<br>ii. providing a minimum 5m wide direct line of sight between the link ends. | |
| **PO19**<br>Development ensures that the layout retains and responds to:<br>a. physical features such as topography, natural drainage systems and significant vegetation;<br>b. existing heritage or character buildings;<br>c. adjoining existing uses and the transport and public park networks. | **AO19.1**<br>Development retains and incorporates significant vegetation within a park, the road reserve, waterways or corridors, common property or private open space areas.<br><br>*Note—The Vegetation planning scheme policy provides guidance on determining what significant vegetation is to be considered in demonstrating achievement of this outcome* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>No significant vegetation located on the Site. |
| | **AO19.2**<br>Development integrates heritage or character buildings with community facilities or shared facilities. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The Proposal is residential in nature with no opportunity to integrate with community or shared facilities. |
| **PO20**<br>Development provides a layout that supports pedestrian access to public transport services by locating: | **AO20**<br>Development provides 90% or more of lots and all non-residential uses intended for public visitation within a 400m walking distance of an existing or future | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |

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| a. a high proportion of dwellings close to public transport stops;<br>b. higher density residential development close to transport stops;<br>c. non-residential or high trip-generating uses immediately proximate to transport stops. | stop on a public transport route or a dedicated public pedestrian access point to a railway or busway station. | The proposed development is not within 400m walking distance of a future stop on a public transport route or a dedicated public pedestrian access point to a railway or busway station |
| **PO21**<br>Development provides a high proportion of lots that can accommodate climate-responsive subtropical building design for solar access and breeze. | **AO21.1**<br>Development provides lots that are generally designed and positioned to locate:<br>a. small lots or the greatest dwelling densities on north-facing slopes with gradients of less than 15%;<br>b. larger lots or the lowest dwelling densities on south-facing slopes or parts of the site where solar access is poor. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposed small lots have gradients of less than 15%. |
| | **AO21.2**<br>Development involving a small lot that has a building envelope plan, or provides for integrated small lot development, identifies on the building envelope plan private open space orientated to the north or north-east if this can be accommodated to the rear or side of buildings. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The Proposal does not require a building envelope plan or development footprint plan. |
| **PO22**<br>Development provides a range of lot sizes and types mixed in one location and located on any street frontage that:<br>a. meet the housing choice outcomes for the zone, zone precinct or neighbourhood plan;<br>b. is consistent with the surrounding lot character; or<br>c. provides a gradual transition in lot character where the site's location provides opportunities to locate near public transport stops and stations and enables ease of access to services and facilities. | **AO22.1**<br>Development provides a range of lot sizes that comply with:<br>a. the zone, zone precinct, neighbourhood plan, preliminary approval or development approval; or<br>b. if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, a maximum of 18 dwellings per hectare in the Low density residential zone, and 24 dwellings per hectare in the Low-medium density residential zone; or<br>c. if there is no neighbourhood plan, preliminary approval or development approval that specifies | ☐ **Complies**<br>☒ **Performance Solution**<br>☐ **Not Applicable**<br>Refer to response to **AO1** above and **Section 7** of the Planning Report. |

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| *Note—A performance outcome for a small lot that does not comply with AO22.2 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.* | or provides sufficient information on the range, scale, mix and density of lots, the requirements of Table 9.4.10.3.B and surrounding lot character consistent with the proposed uses of the site.<br><br>*Note—The density of dwellings per hectare is calculated based on the number of dwellings (such as dwelling houses, multiple dwellings) relative to the area of the site for proposed lots intended for dwellings and inclusive of land intended to be included in the Local zone precinct of the Open space zone and local roads.* | |
| | **AO22.2**<br>Development fronting an existing or proposed road provides:<br>a. no more than 6 contiguous small lots that are separated by no less than 2 standard lots from other small lots, where in the Emerging community zone, Low density residential zone and Character residential zone;<br>b. no more than 6 contiguous small lots that feature abutting built to boundary walls, where in the Low-medium density residential zone;<br>c. if adjoining land in the Residential zones category or the Emerging community zone:<br>i. a consistent lot character;<br>ii. a gradual transition in lot sizes, dimensions and layout where within 400m walking distance from a centre other than a Neighbourhood centre, and high frequency public transport.<br><br>*Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Only 2 small lots are proposed. |

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| | *Note—In interpreting AO22.2(c)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.* | |
| **PO23**<br>Development involving lots for non-residential, centre or mixed use development is provided in the following appropriate locations that take advantage of:<br>a. site access opportunities or restrictions;<br>b. positive streetscape or park interface opportunities;<br>c. opportunities to locate near transport stops or on transport routes;<br>d. uses and building forms to act as noise buffers to external noise sources such as major roads, railways or other non-residential uses;<br>e. development interfaces and land use transitions to residential uses. | **AO23**<br>Development involving lots for non-residential, centre or mixed use development in a residential neighbourhood or subdivision are located:<br>a. with a frontage to a road higher than a minor road in the road hierarchy that can serve as the primary vehicle access point;<br>b. on the end of street blocks or corners;<br>c. within 200m walking distance of a dedicated public pedestrian access point of, or is integrated with, a public transport stop or station;<br>d. so that the change of use between residential and non-residential uses occurs along the shared rear boundaries of lots. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The proposed development is for residential use. |
| **PO24**<br>Development provides a lot mix and location within a residential neighbourhood or subdivision that supports positive streetscape outcomes and balances expected building forms, driveway frequency, on-street parking, water sensitive urban design and other elements. | **AO24.1**<br>Development where providing lots for multiple dwellings:<br>a. facilitates direct pedestrian and vehicle access to ground-floor dwellings;<br>b. locates lots:<br>i. on corner sites; or<br>ii. at the ends of street blocks; or<br>iii. where they have dual frontage.<br><br>*Note—Vehicle access in the form of shared driveways and crossovers is desirable to maximise the availability of on-street car parking and provision of street trees.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The proposal does not provide lots for multiple dwellings. |
| | **AO24.2**<br>Development ensures that a lot that is less than 350m$^2$ or with a frontage width less than 10m:<br>a. is located mid-block or adjacent to a park where there is dual frontage; | ☐ **Complies**<br>☒ **Performance Solution**<br>☐ **Not Applicable**<br>Refer to **Section 7** – Performance Solutions of the Planning Report. |

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| | b. is located in a group up to but not more than 6 in a row to enable integrated design and construction solutions;<br>c. if serviced by a rear lane, the lane is no longer than 60m in length. | |
| | **AO24.3**<br>Development provides for larger lots located on corners or at the end of T-intersections. | ☐ **Complies**<br>☒ **Performance Solution**<br>☐ **Not Applicable**<br>Proposal provides for 1 standard lot and 2 small lots. Refer to response to **AO24.2** above. |
| **PO25**<br>Development involving a lot intended for a dwelling house is of a regular shape and an appropriate size and dimensions:<br>a. for the siting and construction of any existing or potential dwelling houses and any ancillary building or activity;<br>b. to maximise outdoor private space, privacy and amenity;<br>c. to provide convenient on-site vehicle access and parking. | **AO25.1**<br>Development provides lots that are rectangular or regular in shape, with the depth dimension greater than the width dimension and in accordance with Table 9.4.10.3.B. | ☐ **Complies**<br>☒ **Performance Solution**<br>☐ **Not Applicable**<br>Refer to response to **AO1** above and **Section 7** of the Planning Report. |
| | **AO25.2**<br>Development with lots less than 600m$^2$ provides lots that are rectangular or regular in shape and has a minimum of 65% of lots orientated in accordance with Figure a. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposed lots are oriented in accordance with Figure a. |
| **PO26**<br>Development provides land for park purposes that is well distributed and located and is consistent with:<br>a. the nature of surrounding parks;<br>b. the needs of occupants and visitors;<br>c. the safety and connection to the transport network. | **AO26**<br>Development provides land for park purposes that is in compliance with the Park planning and design code and the Local government infrastructure plan. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The proposed development is not required to provide land for park purposes. |
| **Section C2—Detailed performance outcomes and acceptable outcomes for a small lot, excluding lots less than 180m$^2$:**<br>a. not complying with the dimensions in Table 9.4.10.3.B; or<br>b. with a frontage width of less than 10m. | | |
| **PO27**<br>Development ensures that each small lot is of a suitable size, frontage width and configuration to | **AO27.1** | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |

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| enable the development of a dwelling house, associated ancillary structures and site access without adversely impacting the:<br>a. intended character of a locality;<br>b. quality of the public realm and the provision of street trees;<br>c. availability of on-street car parking;<br>d. natural, character or heritage features of the lot.<br>Note—A performance outcome for a small lot that does not comply with AO27.1, AO27.2, AO27.3 and AO27.4 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994. | Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a development footprint plan:<br>a. formed by the acceptable outcomes for side and rear boundary setbacks for a dwelling house in compliance with the Dwelling house (small lot) code;<br>b. 3m to the primary street frontage or the least setback of an adjoining dwelling, wherever is greater;<br>c. 1.5m to any secondary street frontage where for a corner lot;<br>d. 3m to any private open space on an existing or proposed adjoining small lot.<br>Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.<br>Note—The development footprint plan does not override the Dwelling house (small lot) code other than to the extent provided for in that code. | Proposed Lot 1 does not comply with Table 9.4.10.3.B with an existing pre-1946 dwelling house located on the Site. Accordingly, the Proposal does not require a development footprint plan.<br><br>The developable footprint of Proposed Lot 2 will be addressed through a future dwelling house application. |
| | **AO27.2**<br>Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a minimum of 16m$^2$ principle private open space with a minimum dimension of 4m.<br>Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.<br>Note—The development footprint does not override the Dwelling house (small lot) code other than to the extent provided for in that code. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposed small lots (Proposed Lots 1 and 2) are able to provide 4m x 4m principle private open space, ensuring the lots can accommodate functional and usable outdoor living areas. |
| | **AO27.3**<br>Development locates the development footprint plan so that no more than 6 dwelling houses in a row provide for co-located built to boundary walls. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |

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| | Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994. | The development does not provide 6 or more dwellings in a row with co-located built to boundary walls. |
| | **AO27.4**<br>Development where a small lot with a frontage width of less than 10m provides a development footprint plan demonstrating that any vehicle parking areas, access or driveway is in a location that:<br>a. minimises impacts to existing street trees and on-street car parking;<br>b. maximises opportunities for street tree planting and on-street car parking.<br>Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Proposed Lots 1 and 2 achieves frontage widths of more than 10m. |
| **Section C3—Additional performance outcomes and acceptable outcomes for a lot less than 180m2** | | |
| The proposal does not involve any criteria nominated in Section C3. As such, this criteria is not applicable. | | |
| **Section C4—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone** | | |
| The proposal does not involve any criteria nominated in Section C4. As such, this criteria is not applicable. | | |
| **Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone**<br>*Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.* | | |
| The proposal does not involve any criteria nominated in Section C5. As such, this criteria is not applicable. | | |
| **Section C6—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan** | | |
| The proposal does not involve any criteria nominated in Section C6. As such, this criteria is not applicable. | | |
| **Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots** | | |
| **If dividing land into parts by an agreement that is a lease or an exclusive use agreement or lease or the reconfiguring of an existing or approved building whether or not including land** | | |
| The proposal does not involve any criteria nominated in Section D. As such, this criteria is not applicable. | | |

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| **If involving a standard format lot with common property such as requiring a community management scheme under the Body Corporate and Community Management Act 1997**<br>*Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.* |
| The proposal does not involve common property. As such, this criteria is not applicable. |

## 1.2. Dwelling House (Small Lot) Code – Existing Pre-1946 Dwelling (Proposed Lot 1)

| Performance Outcomes | Acceptable Outcomes | Responses |
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| **Section A—If on a lot that is 180m² or greater** | | |
| **PO1**<br>Development ensures that a building other than a dwelling house on a site:<br>a. is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site;<br>b. is smaller in size and scale than the dwelling house;<br>c. has the appearance of a building ancillary to the dwelling house;<br>d. is occupied by no more than 1 household. | **AO1.1**<br>Development comprises not more than one dwelling house and one secondary dwelling, each occupied by one household. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposed development comprises one dwelling house and no more than one household. |
| | **AO1.2**<br>Development for a secondary dwelling is:<br>a. a maximum of 80m² in gross floor area;<br>a. located within 20m of the dwelling house. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The proposal does not involve a secondary dwelling. |
| **PO2**<br>Development is of a bulk and scale that:<br>a. is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;<br>b. does not create overbearing development for adjoining dwelling houses and their private open space;<br>c. does not impact on the amenity and privacy of residents in adjoining dwelling houses;<br>d. does not result in the loss of significant views or outlook of adjoining residents;<br>e. provides for natural light, sunlight and breezes. | **AO2**<br>Development is contained within:<br>a. the building envelope for the site, created by applying:<br>i. the acceptable outcome for maximum building height;<br>ii. the acceptable outcome for front, rear and side boundary setbacks;<br>iii. acceptable outcomes for built to boundary walls in so far as these determine the building envelope; or<br>b. the approved building envelope for the site to the extent of any inconsistency with (a).<br>*Note—Refer to Figure a for examples of the building envelope for a dwelling house on a small lot.*<br>*Note—The building envelope is not the developable area or building extent, but a three-dimensional envelope that limits the extent of a building in any direction.*<br>*Note—This acceptable outcome can be demonstrated by preparing a building envelope plan, elevations and sections.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposed development retains the existing dwelling located on Proposed Lot 1, which achieves compliance with all prescribed outcomes for height and setbacks. |
| **PO3**<br>Development has a building height that: | **AO3**<br>Development: | ☒ **Complies**<br>☐ **Performance Solution** |

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| a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;<br>b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity;<br>c. contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure b);<br>d. may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity.<br>*Note—In interpreting PO3(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.* | a. in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low–medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 7.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 9.5m above ground level and:<br>i. 2 storeys; or<br>ii. 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or<br>b. is located within an approved building envelope for the site to the extent of any inconsistency with (a).<br>*Note—The lowest point forming part of the maximum building height identified in AO3 being 7.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code.*<br>*Editor's note—For the purposes of determining compliance with AO3 reference is to be made to section 1.7.7.*<br>*Editor's note—For example, the point at which the maximum building height of 7.5m above ground (as provided by AO3) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 7.5m above ground is measured from would remain 1m.*<br>*Editor's note—In interpretation of what maximum building height is provided for by AO3, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height* | ☐ **Not Applicable**<br>The building height of the dwelling will not exceed 9.5m and 2 storeys post works. |

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| | *identified in AO3, whichever is the lesser is the maximum building height.* | |
| **PO4**<br>Development has a building height that:<br>a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;<br>b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity.<br>*Note—In interpreting PO4(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.* | **AO4**<br>Development:<br>a. in the 3 or 4 storey mix zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 9.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 11.5m above ground level and:<br>i. 3 storeys; or<br>ii. 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or<br>b. is located within an approved building envelope for the site to the extent of any inconsistency with (a).<br>*Note—The lowest point forming part of the maximum building height identified in AO4 being 9.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code.*<br>*Editor's note—For the purposes of determining compliance with AO4 reference is to be made to section 1.7.7.*<br>*Editor's note—For example, the point at which the maximum building height of 9.5m above ground (as provided by AO4) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 9.5m above ground is measured from would remain 1m.*<br>*Editor's note—In interpretation of what maximum building height is provided for by AO4, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The Site is not located within the relevant zone. |

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| | *identified in AO4, whichever is the lesser is the maximum building height.* | |
| **PO5**<br>Development provides a front boundary setback that is consistent with and complements the front boundary setbacks prevailing in the street and local area. | **AO5**<br>Development results in a minimum street frontage setback that is:<br>a. on the primary street frontage:<br>i. 6m where all adjoining dwelling houses have a setback of 6m or more; or<br>ii. the same as the least setback, but not less than 3m, of an adjoining dwelling house where that dwelling house has a setback less than 6m; or<br>iii. 3m where there is no adjoining dwelling house;<br>b. on a secondary street frontage:<br>i. 1.5m; or<br>ii. 0m for non-habitable spaces up to 3m building height where the secondary street frontage is opposite to the primary street frontage and the road reserve of the secondary street frontage is 8m or less wide and a minor road;<br>c. in addition to either (a) where the setback is less than 5.5m or (b)(i) above, a minimum of 5.5m street frontage setback for garages; or<br>d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).<br>*Editor's note—For the purposes of determining compliance with AO5 reference is to be made to section 1.7.6.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>No change is proposed to the existing front setback of 4.992m to OMP and 5.642m to wall, consistent with the setback of adjoining dwelling houses. |
| **PO6**<br>Development provides side boundary setbacks that:<br>a. does not impact on the amenity and privacy of residents in adjoining dwelling houses;<br>a. provides for natural light, sunlight and breezes. | **AO6**<br>Development results in a minimum side boundary setback that is:<br>a. 1m for habitable spaces; or<br>b. 0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of: | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing dwelling achieves the following side boundary setbacks:<br><br>North-eastern side boundary: |

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| | i. 15m, where located in the Low–medium density residential zone, Medium density residential zone or High density residential zone; or<br>ii. 9m, where in the Low density residential zone or the Character residential zone; or<br>c. 0m where:<br>i. matching the extent of an existing built to boundary wall on the adjoining property; or<br>ii. the adjoining property is 300m$^2$ or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone; or<br>iii. on a lot with an average width of 7.5m or less where the adjoining property is 300m$^2$ or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone and the adjoining property has no existing built to the boundary wall; or<br>iv. on a lot with an average width of more than 7.5m in the Low density residential zone or the Infill housing zone precinct of the Character residential zone where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m; or<br>d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).<br>*Note—AO6(c)(ii) and (iii) apply to the development of a dwelling house at the same time as an adjoining dwelling house or adjoining dwelling houses developed at separate times.* | 3.68m (approx.) to OMP<br>3.98m (approx.) to wall<br><br>South-western side boundary:<br>1.12m (approx.) to OMP<br>1.72m (approx.) to wall<br><br>Accordingly, the existing dwelling achieves compliant side setbacks in accordance with AO6. |

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| | *Editor's note—For the purposes of determining compliance with AO6 reference is to be made to section 1.7.6.*<br>*Editor's note—For the purpose of satisfying AO6(c)(iv), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.* | |
| **PO7**<br>Development provides a rear boundary setback that:<br>a. provides for open space and landscaping;<br>b. does not impact on the amenity and privacy of residents in adjoining dwelling houses;<br>a. provides for natural light, sunlight and breezes. | **AO7**<br>Development results in a minimum rear boundary setback that is:<br>a. 6m, where on a lot with an average depth of more than 25m; or<br>b. on a lot with an average depth of 25m or less:<br>i. 3m, for a part of a building or structure up to 4.5m high;<br>ii. 4.5m, for a part of a building or structure over 4.5m high.<br>c. located within an approved building envelope for the site to the extent of any inconsistency with (a) or (b).<br>*Editor's note—For the purposes of determining compliance with AO7 reference is to be made to section 1.7.6.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Proposed Lot 2 is a corner lot with no rear boundary. |
| **PO8**<br>Development provides an even distribution of open space and building footprint, to facilitate a balance of indoor and outdoor recreation and adequate private open space. | **AO8**<br>Development results in a maximum site cover of:<br>a. 50% where the lot is 400m$^2$ or more; or<br>b. 60% where the lot is 300m$^2$ or more and less than 400m$^2$; or<br>c. 70% where the lot is 200m$^2$ or more and less than 300m$^2$; or<br>d. 80% where the lot is less than 200m$^2$.<br>*Editor's note—For the purposes of determining compliance with AO8 reference is to be made to section 1.7.6.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposed site cover is 32.8% for a proposed lot size of 295m. |
| **PO9**<br>Development involving any built to boundary wall does not impact on the amenity or privacy of residents or adjoining residents. | **AO9.1**<br>Development ensures that a built to boundary wall is:<br>a. for non-habitable rooms or spaces only where the adjoining lot is more than 300m$^2$;<br>b. not located within 1m of a window of a habitable room in an adjoining dwelling house; | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>No built to boundary walls are proposed. |

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| | c. not located within the front or rear boundary setbacks;<br>d. low maintenance and constructed of pre-finished materials.<br>Refer to Figure c and Figure d.<br>*Note—Built to boundary walls are distinct from side setbacks. Reduced setbacks for dwelling houses on small lots may be used for habitable space as provided under AO6.* | |
| | **AO9.2**<br>Development does not include any built to boundary walls in the Character zone precinct of the Character residential zone other than:<br>a. matching the extent of an existing built to boundary wall on adjoining premises; or<br>b. on a lot with an average width of more than 7.5m where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m.<br>*Editor's note — For the purposes of satisfying AO9.2(b), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The site is not located within the CR1 Character (Character) zone under Brisbane City Plan 2014. |
| **PO10**<br>Development results in building length and bulk of a domestic scale which minimises overbearing for adjoining dwelling houses and their private open space. | **AO10**<br>Development results in a combined total length of the building or building components of a dwelling house, secondary dwelling and domestic outbuilding that does not exceed 25m.<br>*Note—Building length includes garages, decks, balconies, verandahs and other projections and excludes eaves, sunhoods and other building work that comprise prescribed accepted development.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Building length is 14.2m (approx.). |
| **PO11**<br>Development ensures that a dwelling house is orientated to the street to facilitate casual surveillance of the street and provide visual interest.<br>*Note—This performance outcome is not applicable for a rear lot.* | **AO11**<br>Development results in the dwelling house having windows to habitable rooms or balconies on the facades facing the street.<br>*Note—This acceptable outcome is not applicable for a rear lot.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The dwelling retains the habitable windows and a verandah orientated to the primary frontage (Guthrie Street). |

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| **PO12**<br>Development ensures that vehicle access and parking is accommodated on site with:<br>a. vehicle access of an appropriate grade and width to facilitate safe property access;<br>b. a driveway crossover width that does not visually dominate the appearance of the dwelling house when viewed from the street;<br>c. an appropriate number of car parking spaces for the scale of the dwelling house and the normal activities of a household. | **AO12.1**<br>Development provides a minimum number of on-site car parking spaces comprising:<br>a. 1 car parking space for the dwelling house;<br>b. 1 car parking space for any secondary dwelling on the same site;<br>c. where a garage is provided, 1 car parking space forward of the garage other than a garage located on a secondary street frontage.<br>*Editor's note—Compliance with AO12.1(c) does not have the effect of reducing a street frontage setback less than identified in AO5 but may require a greater setback to the extent of the parking space.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Existing car parking arrangement retained with 2 tandem car parking spaces provided. |
| | **AO12.2**<br>Development provides vehicular crossings that:<br>a. have a maximum crossover width of 4m (excluding apron tapers);<br>b. comply with standard drawing BSD-2022 or BSD-2021 for a rear lot;<br>a. comply with standard drawing BSD-2024 (where 3.75m footpath width) or BSD-2025 (where 4.25m footpath width). | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Existing 2.9m (approx.) wide crossover is retained. |
| **PO13**<br>Development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street. | **AO13.1**<br>Development of a lot with any street frontage of:<br>a. 7.5m or less has a maximum of 3.5m wide single-width car accommodation only; or<br>b. more than 7.5m has up to double-width car accommodation.<br>*Editor's note—Double-width car accommodation is of sufficient width to accommodate two cars side by side; otherwise the car accommodation is single-width car accommodation.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Single-width tandem car parking arrangement is retained where the frontage is greater than 7.5m. |
| | **AO13.2**<br>Development involving tandem car parking is constructed in accordance with Figure e. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Existing tandem car parking arrangement retained. |
| | **AO13.3**<br>Development involving double-width car parking is: | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |

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| | a. 6m maximum door width for a garage or total width where a carport or combination of both; or<br>b. may have a door on the front of a carport;<br>c. for a garage where not built to the side boundary, the garage door is recessed from the street frontage of the building at least 1m beneath the:<br>i. upper storey, balcony or verandah of a 2 or more storey building; or<br>ii. eave of a single-storey building;<br>d. for a garage built to the side boundary, is not recessed for the part of the garage between the building and the side boundary.<br>*Note—AO13.3(c) applies to the extent of the garage door only and does not include features such as posts that support the upper storey, balcony or verandah.*<br>*Editor's note—A013.3(d) overrides the provisions of AO13.3(c) to the extent that the garage element extends towards a side boundary beyond the balance of the building. For example, a 3m wide garage built to a side boundary would not need to be recessed in accordance with AO13.3(c) where the balance of the building was setback 3m or more from the same side boundary.* | Proposed development does not involve double width car parking. |
| | **AO13.4**<br>Development involving car accommodation constrained by a steeply sloping site (a slope of 1 in 4 or greater between the front boundary and building setback):<br>a. may have a double-car carport or garage with a maximum internal width of 6m (excluding eaves) that may be constructed closer to the road alignment than the house;<br>b. may include a crossover for the full width of the car accommodation.<br>Refer to Figure f.<br>*Note—This acceptable outcome supersedes the street frontage setback requirements in AO5* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The site is not steeply sloping. |
| **PO14** | **AO14.1**<br>Development that is within 2m for the storey closest to the ground level or 9m for storeys above, of a | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable** |

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| Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices. | neighbouring dwelling house (refer to Figure g) incorporates windows, decks, balconies, terraces or roof decks that:<br>a. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h; or<br>b. where a window, have:<br>i. sill heights of 1.5m above the floor level of that storey; or<br>ii. are covered by fixed obscure glazing in any part of the window below 1.5m above floor level of that storey; or<br>iii. have fixed external screens; or<br>iv. where at the ground storey, fencing to a height of 1.5m above ground storey floor level;<br>a. where a deck, balcony, terrace, or roof deck have fixed screening. | Existing screening will be retained. |
| | **AO14.2**<br>Development ensures that a roof deck or viewing platform:<br>a. is set back at least 1.5m from the side boundary;<br>a. has a floor level no more than 7m above ground level or 1.5m less than the height of the roof, whichever is less. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>No roof deck is proposed. |
| | **AO14.3**<br>Development incorporates screening devices that are:<br>a. solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure i and Figure j);<br>b. offset a minimum of 0.3m from the face of the wall around any window.<br>*Note—Screening devices may be hinged to facilitate emergency egress only.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The development proposes a mix of fixed screens and high sill heights. |

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| **PO15**<br>Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.<br>*Note—The Queensland Development Code outlines requirements for surface and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface or roof-water drainage connection is not required through an adjoining property.* | **AO15**<br>Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>No change is proposed to roof water discharging. |
| **If for single-storey adaptable housing constructed to include the adaptable housing elements listed in Table 9.3.8.3.B** | | |
| The proposal does not involve single-storey adaptable housing. As such, this criteria is not applicable. | | |
| **Section B—If on a lot less than 180m2** | | |
| The subject site is larger than 180m2. As such, this criteria is not applicable. | | |

## 1.3. Dwelling House Code – Existing Pre-1946 Dwelling House (Proposed Lot 3)

| Performance Outcomes | Acceptable Outcomes | Responses |
|---|---|---|
| **PO1**<br>Development ensures that a building other than a dwelling house on the site:<br>a. is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site;<br>b. is smaller in size and scale than the dwelling house;<br>c. has the appearance of a building ancillary to the dwelling house;<br>d. is occupied by no more than 1 household. | **AO1.1**<br>Development comprises not more than one dwelling house and one secondary dwelling, each occupied by one household. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposal involves a single dwelling house only. This dwelling will be occupied by no more than those prescribed under AO1.1 |
| | **AO1.2**<br>Any development for a secondary dwelling is:<br>a. a maximum of 80m$^2$ in gross floor area;<br>b. located within 20m of the dwelling house. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The proposal does not involve a secondary dwelling. As such, this criteria is not applicable. |
| **PO2**<br>Development has a building height that:<br>a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;<br>b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity;<br>c. contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure a);<br>d. may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity.<br>*Note—In interpreting PO2(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.* | **AO2**<br>Development in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low–medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 9.5m and:<br>a. 2 storeys; or<br>b. 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment.<br>*Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code; which vary according to the height of the building.*<br>*Editor's note—For the purposes of determining compliance with AO2 reference is to be made to section 1.7.7.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The building height of the dwelling will not exceed 9.5m and 2 storeys post works. |
| **PO3**<br>Development has a building height that: | **AO3** | ☐ **Complies**<br>☐ **Performance Solution** |

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| a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;<br>b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity.<br>*Note—In interpreting PO3(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.* | Development in the 3 or 4 storey mix zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 11.5m and:<br>a. 3 storeys; or<br>b. 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.<br>*Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code, which vary according to the height of the building.*<br>*Editor's note—For the purposes of determining compliance with AO3 reference is to be made to section 1.7.7.* | ☒ **Not Applicable**<br>Site is not located within the applicable zone. |
| **PO4**<br>Development ensures that residents' vehicles are accommodated on site. | **AO4**<br>Development provides a minimum number of on-site parking spaces comprising:<br>a. 1 car parking space for the dwelling house;<br>b. 1 car parking space for any secondary dwelling on the same site. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Existing double-width garage is retained. |
| **PO5**<br>Development ensures that the location and design of a dwelling house, secondary dwelling or domestic outbuilding does not expose surrounding properties to additional adverse impacts of overland flow. | **AO5**<br>Development and associated site works, including filling or excavation, are designed and constructed to ensure overland flow is not worsened, impeded, or otherwise diverted to adversely affect other properties. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Site is not located within an overland flow path. |
| **PO6**<br>Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface- or roof-water drainage system connection is required through an adjoining property, the surface- or roof-water drainage system is | **AO6**<br>Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface- or roof-water drainage system connection is required through an adjoining | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Existing stormwater drainage arrangements will be retained. |

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| managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.<br>*Note—The Queensland Development Code outlines requirements for surface- and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface- or roof-water drainage connection is not required through an adjoining property.* | property, the owner of the adjoining property has provided written permission for the connection. | |
| **If for a site with an approved building envelope plan or development footprint plan** | | |
| **PO7**<br>Development is sited to complement and be consistent with the form and character of the local area, having regards to:<br>a. values of the locality expressed in overlays, neighbourhood plans, zones and infrastructure;<br>b. location of buildings on adjoining sites, ensuring sufficient separation of buildings to minimise impacts on residential amenity and privacy;<br>c. the impact of slope. | **AO7**<br>Development has a footprint that fits entirely within the approved building envelope or development footprint plan. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The site does not have an approved building envelope plan. As such, this criteria is not applicable. |
| **If in the Environmental management zone, Rural zone, Rural residential zone or in a very-low density residential area identified in a neighbourhood plan** | | |
| **PO8**<br>Development does not adversely impact on scenic features. | **AO8**<br>Development maximum building height is located a minimum of 15m vertically below any ridgeline within 150m horizontal distance of the dwelling house. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The site is not identified within the nominated zones. As such, this criteria is not applicable. |

# 2. Neighbourhood Plan Code

## 2.1. Ithaca District Neighbourhood Plan Code

| Performance Outcomes | Acceptable Outcomes | Responses |
|---|---|---|
| **Building height** | | |
| **PO1**<br>Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:<br>a. consistent with the anticipated density and assumed infrastructure demand;<br>b. aligned to community expectations about the number of storeys to be built;<br>c. proportionate to and commensurate with the utility of the site area and frontage width;<br>d. designed to avoid a significant and undue adverse amenity impact to adjoining development;<br>e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the development potential of adjoining sites.<br>*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.*<br>*Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.* | **AO1**<br>Development complies with the number of storeys and building heights in Table 7.2.9.2.3.B.<br>*Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposed development involves the retention of dwelling houses on Proposed Lots 1 and 3 which do not exceed 9.5m and 2 storeys. |
| **If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001)** | | |
| The subject site is not identified within the nominated precinct. As such, this criteria is not applicable. | | |
| **If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001), where in the Butterfield Street a sub-precinct (Ithaca district neighbourhood plan/NPP-001a)** | | |
| The subject site is not identified within the nominated precinct. As such, this criteria is not applicable. | | |
| **If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001), where in the Butterfield Street b sub-precinct (Ithaca district neighbourhood plan/NPP-001b)** | | |

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| The subject site is not identified within the nominated precinct. As such, this criteria is not applicable. | | |
| **If in the Ballymore precinct (Ithaca district neighbourhood plan/NPP-002)** | | |
| The subject site is not identified within the nominated precinct. As such, this criteria is not applicable. | | |
| **If in the Bishop Street precinct (Ithaca district neighbourhood plan/NPP-003)** | | |
| The subject site is not identified within the nominated precinct. As such, this criteria is not applicable. | | |
| **If in the Hillside character precinct (Ithaca district neighbourhood plan/NPP-008)** | | |
| **Development pattern and form** | | |
| **PO18**<br>Development for residential purposes must be compatible with traditional character house scale and designed and sited to retain and reinforce the predominant development pattern and form of:<br>a. separate allotments, whether or not the site area exceeds predominant lot sizes in the area or the site is an amalgamation of allotments;<br>b. buildings of a traditional character house scale uniformly spaced and consistently stepped across well treed hillsides when viewed from the visual catchment;<br>c. the design and scale of elevation and building form of the rear of extended or new buildings must consider the views of the building from surrounding areas, and the impact of the proposal on properties at the rear of the premises. | **AO18.1**<br>Development has a building footprint, boundary setbacks and siting in relation to adjoining development that reflects the predominant development pattern and form of development in the area. | ☐ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable** |
| | **AO18.2**<br>Development of buildings feature orthogonal plan forms with outside walls aligned to those on adjoining allotments or within the development. | ☐ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable** |
| **Building height, scale and proportions** | | |
| **PO19**<br>Development for a residential purpose has a height, scale and proportions compatible with traditional character houses when viewed from the visual catchment. | **AO19.1**<br>Development of buildings are designed to appear as a series of separate blocks, each of a size and scale similar to that of a traditional character house, using either physical separation or:<br>a. significant recesses and projections of the exterior wall plane;<br>b. articulation through steps in the horizontal plane of the roof;<br>c. roof geometry incorporating significant variety, such as pitched roofs of minimum 27.5° pitch; | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The building heigh, scale and proportions of the existing pre-1946 dwellings retained on Proposed Lots 1 and 2 are consistent with the traditional character dwellings surrounding the Site. |

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| | d. elevation and roof treatment using a variety of materials, colours and finishes compatible with traditional character houses to achieve the appearance of separate blocks;<br>e. landscaped areas to achieve the appearance of separate blocks, and include trees capable of deep planting and growing to roof height. | |
| | **AO19.2**<br>Development has building heights exceeding the prescribed acceptable outcome only where:<br>a. use of traditional character elements or site responsive construction methods has resulted in non-compliance with the prescribed acceptable outcome;<br>b. any additional building height or storeys are incorporated into a building form appearing to comply with the prescribed acceptable outcome, such as outcomes where 2-storey development is prescribed and a third storey is incorporated into a roof space area.<br>*Note—Site-responsive construction methods, such as posts or piers, minimise the amount of alteration to site topography. Traditional character elements are pitched roofs of a minimum 27.5 ° pitch.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Building heights do not exceed the prescribed acceptable outcome. Refer to responses above. |
| | **AO19.3**<br>Development has a site cover exceeding the prescribed acceptable outcome only where the development is designed to reduce building bulk in accordance with AO19.1. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Site cover does not exceed the prescribed acceptable outcome. Refer to responses above. |
| | **AO19.4**<br>Development has eaves heights that reflect the predominant development pattern and form of development in the area:<br>a. along undulating ridgelines;<br>b. horizontally across hillsides;<br>c. vertically down hillsides. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Eaves heights of the exiting pre-1946 dwellings are retained. |

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| | **AO19.5**<br>Development above ground level does not have a uniform elevation treatment longer than 10m, without variation, articulation or openings. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>No additions proposed to the existing dwellings. |
| **PO20**<br>Development must be designed, sited and landscaped to minimise the impact of incompatible building bulk, maintain and enhance the traditional character and built form of this precinct in terms of building:<br>a. bulk, form and scale;<br>b. eaves heights;<br>c. elevation treatment;<br>d. construction materials;<br>e. by using quality contemporary architecture respectful of its setting;<br>f. development along ridgelines must not dominate the skyline and must be designed and sited to contribute to a consistent rhythm and sense of scale along the ridgeline when viewed from the visual catchment. | **AO20**<br>No acceptable outcome is prescribed. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Existing pre-1946 dwellings to be retained, maintaining the traditional character and built form in the precinct. |
| **PO21**<br>Development along ridgelines does not dominate the skyline and is designed and sited to contribute to a consistent rhythm and sense of scale along the ridgeline when viewed from the visual catchment. | **AO21**<br>No acceptable outcome is prescribed. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Existing dwellings do not dominate the skyline. |
| **Landscape character, physical setting and topography** | | |
| **PO22**<br>Development minimises impacts to existing significant vegetation and provides replacement vegetation on the site of advanced size and maturity where significant vegetation is removed. | **AO22**<br>Development:<br>a. designs and sites buildings or other structures, driveways and hard-stand areas to maximise the retention of vegetation on the site;<br>b. replaces significant vegetation removed as a result of the development with vegetation of advanced size and maturity that contributes to the special character of the area. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Proposed development generally retains the existing vegetation on the Site. No significant vegetation to be removed. |

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| | *Note–Trees featuring a trunk diameter width of 250mm or greater measured at 1m above ground level are considered significant vegetation. Advanced size and maturity is vegetation of 100L minimum stock size planted in sufficient quantity to achieve a total canopy area of 50% of the removed vegetation when mature.* | |
| **PO23**<br>Development must be designed and sited to retain or reinforce the landscape character and physical setting of the locality, and to break up building bulk and buildings must appear to be uniformly sited on well–treed hillsides and consistently spaced along major ridgelines. | **AO23.1**<br>Development provides communal open space and ground storey private open space required for residential development is provided at a minimum dimension of 5m. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Private open space addressed within the Subdivision Code. Refer to response above. |
| | **AO23.2**<br>Development ensures that boundary setbacks are a minimum of:<br>a. 6m to the rear boundary;<br>b. 12m to the rear boundary on sites steeper than 1 in 8 gradient (long axis from the front boundary to rear boundary of the site);<br>c. 6m to any adjoining site's front or rear boundary in the case of rear allotments. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Proposed Lot 1 is a corner lot – no rear boundary.<br><br>Existing rear setback of approximately 13.3m is retained for Proposed Lot 3 (compliant). |
| | **AO23.3**<br>Development comprising a carport, car parking space or other structures associated with a multiple dwelling is not located in the setback area.<br>*Note—In the case of corner lots, the rear boundary is that boundary which abuts other rear boundaries.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Existing dwellings and car parking arrangements retained in existing locations. |
| **PO24**<br>Development, including buildings or other structures, driveways and hard-stand areas, must be designed and sited to minimise cut-and-fill disturbance on the site and to soften visual impact. | **AO24.1**<br>Development incorporates:<br>a. foundation systems that minimise disturbance to the landscape, such as post-and-pier type foundations;<br>b. slab-on-ground foundations only on those parts of a site with gradients less than 1 in 8 and where cut and fill is minimal;<br>c. benching, cut and fill, or construction of retaining walls of a minor nature only (i.e. fill does not | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Refer to **Appendix B – Civil Engineering Assessment Report**. |

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| | exceed 1m and/or the combined height of any retaining wall and fence does not exceed 2m) and is designed so it is not noticeable after construction has been completed;<br>d. driveways and hard-stand areas only on those parts of a site with gradients less than 1 in 4. | |
| | **AO24.2**<br>Development provides retaining walls that are set back from any boundary and are stepped, terraced and landscaped. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>No retaining proposed as part of the development. Refer to **Appendix B – Civil Engineering Assessment Report**. |
| **Public domain** | | |
| **PO25**<br>Development provides long term infrastructure for the land for community facilities network to meet the recreational needs of residents and workers. | **AO25**<br>Development protects land for community facilities in the general location specified in Figure b and in accordance with the Long term infrastructure plans. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Proposed development does not involve land for community facilities. |

# 3. Prescribed Secondary Code

## 3.1 Landscape Work Code

| Performance outcomes | Acceptable outcomes | Response |
|---|---|---|
| **PO1**<br>Development provides roads, pavement, edging and landscaping which:<br>a. are designed and constructed in accordance with the road hierarchy;<br>b. provide for safe travel for pedestrians, cyclists and vehicles;<br>c. provide access to properties for all modes;<br>d. provide utilities;<br>e. provide high levels of aesthetics and amenity, improved liveability and future growth;<br>f. provide for the amelioration of noise and other pollution;<br>g. provide a high-quality streetscape;<br>h. provide a low-maintenance asset with a minimal whole-of-life cost.<br>*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**<br>Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>No roads to be constructed. |
| **PO2**<br>Development provides road pavement surfaces which:<br>a. are well designed and constructed;<br>b. durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles;<br>c. ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access;<br>d. allows for reasonable travel comfort. | **AO2**<br>Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>No roads are proposed. |
| **PO3**<br>Development provides a pavement edge which is designed and constructed to: | **AO3**<br>Development provides pavement edges which are designed and constructed in compliance with the road | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |

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| a. control vehicle movements by delineating the carriageway for all users;<br>b. provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids. | corridor design standards in the Infrastructure design planning scheme policy. | Development will not involve paved edges. Existing pavements will be retained. |
| **PO4**<br>Development provides verges which are designed and constructed to:<br>a. provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties;<br>b. provide a sufficient area for public utility services;<br>c. be maintainable by the Council. | **AO4**<br>Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not involve verges. |
| **PO5**<br>Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which:<br>a. allows equitable access for all modes;<br>b. is safe and secure;<br>c. has 24-hour access;<br>d. is a low-speed shared zone environment;<br>e. has a high-quality streetscape. | **AO5**<br>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. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>No lanes or laneways identified. |
| **PO6**<br>Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard:<br>a. an effective, high-quality paved roadway;<br>b. an effective, high-quality roadway kerb and channel;<br>c. safe, high-quality vehicle crossings over channels and verges;<br>d. safe, accessible, high-quality verges compatible and integrated with the surrounding environment;<br>e. safe vehicle access to the site that enables ingress and egress in a forward gear; | **AO6**<br>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:<br>a. concrete kerb and channel;<br>b. forming and grading to verges;<br>c. crossings over channels and verges;<br>d. a constructed bikeway;<br>e. a constructed verge or reconstruction of any damaged verge; | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The existing dwellings will be retained. Not changes to the road network of additional infrastructure will be provided.<br><br>Proposed Lot 2 will obtain access from Copeland Street, with the access arrangement to be addressed through a future dwelling house application. |

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| f. provision of and required alterations to public utilities;<br>g. effective drainage;<br>h. appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals. | f. construction of the carriageway;<br>g. payment of costs for required alterations to public utility mains, services or installations;<br>h. construction of and required alterations to public utility mains, services or installations;<br>i. drainage works;<br>j. installation of electrical conduits. | |
| **PO7**<br>Development provides both cycle and walking routes which:<br>a. are located, designed and constructed to their network classification (where applicable);<br>b. provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes;<br>c. provide safe and comfortable access to properties for pedestrians and cyclists;<br>d. incorporate water sensitive urban design into stormwater drainage;<br>e. provide for utilities;<br>f. provide for a high level of aesthetics and amenity, improved liveability and future growth;<br>g. are a low-maintenance asset with a minimal whole-of-life cost;<br>h. minimise the clearing of significant native vegetation.<br>*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**<br>Development provides cycle and walking routes which are located, designed and constructed in compliance with the road corridor design and off-road pathway design standards in the Infrastructure design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The provision of cycle routes would not be adequate for the proposal. The nature of the proposal solely surrounds residential activities/uses. |
| **PO8**<br>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**<br>Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Refuse collection for Proposed Lot 1 and 3 will be maintained from Guthrie Street. |

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| | | Refuse collection for Proposed Lot 2 to be addressed through a future dwelling house application. |
| | **AO8.2**<br>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.<br>*Note—Refer to the Refuse planning scheme policy for further guidance.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Bins will be adequately stored on the premises. |
| **PO9**<br>Development ensures that:<br>a. land used for an urban purpose is serviced adequately with regard to water supply and waste disposal;<br>b. the water supply meets the stated standard of service for the intended use and fire-fighting purposes. | **AO9.1**<br>Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Reticulated water and sewerage distribution system for all services can be provided. |
| | **AO9.2**<br>Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>To be conditioned. |
| **PO10**<br>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**<br>Development provides public utilities and street lighting which are located and aligned to:<br>a. avoid significant native vegetation and areas identified within the Biodiversity areas overlay map;<br>b. minimise earthworks;<br>c. avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work.<br>*Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Adequate public utilities and infill lighting is currently provided. |
| | **AO10.2** | ☐ **Complies** |

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| | Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services. | ☐ **Performance Solution**<br>☒ **Not Applicable**<br>Adequate public utilities and infill lighting is currently provided. |
| | **AO10.3**<br>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. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Adequate public utilities and infill lighting is currently provided. |
| **PO11**<br>Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply. | **AO11**<br>Development provides land with the following services to the standards of the approved supplier:<br>a. electricity;<br>b. telecommunications services;<br>c. gas service where practicable. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Connections are all available for all proposed lots. |
| **PO12**<br>Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city. | **AO12**<br>Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if:<br>a. the additional expense is unlikely to be prohibitive; or<br>b. further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or<br>c. there is a clear gap in the telecommunications network; or<br>d. there is a clear gap in the bandwidth available to the area.<br>*Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development is not for a major publics project. |
| **PO13**<br>Development provides public art identified in a neighbourhood plan or park concept plan which:<br>a. is provided commensurate with the status and scale of the proposed development;<br>b. is sited and designed: | **AO13**<br>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. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide public art. |

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| i. as an integrated part of the project design;<br>ii. as conceptually relevant to the context of the location;<br>iii. to reflect and respond to the cultural values of the community;<br>iv. to promote local character in a planned and informed manner. | | |
| **PO14**<br>Development provides signage of buildings and spaces which promote legibility to help users find their way. | **AO14**<br>Development provides public signage:<br>a. at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments;<br>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.<br>*Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a building or spaces which promote legibility. |
| **PO15**<br>Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose. | **AO15**<br>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. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development is not for community uses/facilities. |
| **PO16**<br>Development provides public toilets which:<br>a. are required as part of a community facility or park;<br>b. are located, designed and constructed to be:<br>i. safe;<br>ii. durable;<br>iii. resistant to vandalism;<br>iv. able to service expected demand;<br>v. fit for purpose. | **AO16**<br>Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide public toilets. |
| **PO17**<br>Development provides bridges, tunnels, elevated structures and water access structures that are | **AO17**<br>Development that provides bridges, tunnels, elevated structures and water access structures is designed and | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |

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| designed and constructed using proven methods, materials and technology to provide for:<br>a. safe movement of intended users;<br>b. an attractive appearance appropriate to the general surroundings and any adjacent structures;<br>c. functionality and easy maintenance;<br>d. minimal whole-of-life cost;<br>e. longevity;<br>f. current and future services.<br>*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.* | constructed in compliance with the standards in the Infrastructure design planning scheme policy. | Development will not provide bridges, tunnels, elevated structures or water access structures. |
| **PO18**<br>Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for:<br>a. safety;<br>b. an attractive appearance appropriate to the general surroundings;<br>c. functionality and easy maintenance;<br>d. minimal whole-of-life cost;<br>e. longevity;<br>f. future widening;<br>g. current and future services;<br>h. minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns.<br>*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**<br>Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide culverts |
| **PO19**<br>Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for: | **AO19**<br>Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide batters, retaining walls, seawalls or river walls |

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| a. safety;<br>b. an attractive appearance appropriate to the surrounding area;<br>c. easy maintenance;<br>d. minimal whole-of-life cost;<br>e. longevity;<br>f. minimal water seepage.<br>*Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.* | | |
| **If for development with a gross floor area greater than 1,000m²** | | |
| **PO20**<br>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.<br>*Note—The preparation of a construction management plan can assist in demonstrating achievement of this performance outcome.*<br>*Note—The Transport, access, parking and servicing planning scheme policy provides advice on the management of vehicle parking and deliveries during construction.* | **AO20**<br>Development ensures that during construction:<br>a. the ongoing use of adjoining and surrounding parks and public spaces, such as malls and outdoor dining, is not compromised;<br>b. adjoining and surrounding landscaping is protected from damage;<br>c. safe, legible, efficient and sufficient pedestrian, cyclist and vehicular accessibility and connectivity to the wider network are maintained. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Proposal will not compromise the use of public space and movement on pedestrian, cyclist and other traffic routes. |
| **PO21**<br>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.<br>*Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.* | **AO21.1**<br>Development ensures that demolition and construction:<br>a. only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays;<br>b. do not occur over periods greater than 6 months. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Works will occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays. |
| | **AO21.2**<br>Development including construction and demolition does not release dust emissions beyond the boundary of the site. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Works are minor and will not release dust emissions beyond the boundary of the site. |
| | **AO21.3**<br>Development construction and demolition does not involve asbestos-containing materials. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |

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| | | Works do not involve asbestos-containing materials. |
| **PO22**<br>Development ensures that:<br>a. construction and demolition do not result in damage to surrounding property as a result of vibration;<br>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.<br>*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**<br>Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Works are minor in nature. Works would not generate noticeable levels of vibration. |
| **If for a material change of use or reconfiguring a lot in an urban area (as defined in the Regulation) involving premises that is, or will be, accessed by common private title, where involving buildings, either attached or detached, that are not covered by other legislation mandating fire hydrants** | | |
| **PO23**<br>Development ensures that fire hydrants are:<br>a. installed and located to enable fire services to access water safely, effectively and efficiently;<br>b. suitably identified so that fire services can locate them at all hours. | **AO23.1**<br>Above or below ground fire hydrants are provided on residential, commercial and industrial streets and private roads, at not more than 90m intervals, and at each street intersection.<br>*Note—On residential streets, above ground fire hydrants may be single outlet. On commercial and industrial streets above ground fire hydrants should have dual valved outlets.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>No further installation of hydrants is required as part of the Proposal. |
| | **AO23.2**<br>Fire hydrants are identified by:<br>a. raised reflectorised pavement markers (RRPM) on sealed roads;<br>b. marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>No further installation of hydrants is required as part of the Proposal. |
| **PO24**<br>Development ensures road widths and construction within the development, are adequate for refuse vehicles and for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied. | **AO24**<br>Internal private roads have a minimum roadway clearance between obstructions of 3.5m wide and 4.8m high in addition to any width required for on-street parking. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>No internal private roads proposed. |

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| **Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where not in the Utility services zone precinct of the Special purpose zone** | | |
| **PO25**<br>Development avoids or otherwise minimises adverse impacts on surrounding land uses through the use of buffers and setbacks and the appropriate design and location of plant and operational areas within the site. | **AO25**<br>No acceptable outcome is prescribed. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The proposal does not involve major electricity infrastructure and bulk water supply infrastructure. As such, this criteria is 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** | | |
| **PO26**<br>Development is sited and designed to:<br>a. avoid safety risks to people or property;<br>b. minimise noise and visual impacts to people and property;<br>c. ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised. | **AO26**<br>No acceptable outcome is prescribed. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The proposal does not involve major electricity infrastructure and bulk water supply infrastructure. As such, this criteria is not applicable. |

## 3.2 Landscape Work Code

| Performance outcomes | Acceptable outcomes | Response |
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| **PO1**<br>Development ensures that trees are protected from development impacts. | **AO1.1**<br>Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Proposal does not involve the removal of trees identified on a landscape concept plan. |
| | **AO1.2**<br>Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for:<br>a. vegetation damaged as a result of the development;<br>b. vegetation requiring pruning of branches and/or roots. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not require tree surgery or pruning. |
| **PO2**<br>Development provides acoustic barriers and long fences along street frontages which:<br>a. are enhanced by appropriate planting;<br>b. are of high visual quality;<br>c. are designed for longevity;<br>d. provide maintenance access and promote pedestrian permeability in appropriate circumstances. | **AO2.1**<br>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:<br>a. is designed in compliance with the standards in the Infrastructure design planning scheme policy;<br>b. incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long;<br>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;<br>d. incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not require an acoustic barrier or fence. Development involves residential uses- no significant physical changes are proposed. |
| | **AO2.2** | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |

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| | Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates:<br>a. species in accordance with the Planting species planning scheme policy;<br>b. a minimum of 2 tier planting. | Development does not require a planting buffer. |
| **PO3**<br>Development provides species as a screen or buffer which maintain the amenity of adjoining premises. | **AO3**<br>Development ensures that a landscape buffer required by a use code incorporates:<br>a. species in accordance with the Planting species planning scheme policy;<br>b. a minimum of 2 tier planting. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not require a landscape buffer. |
| **PO4**<br>Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings. | **AO4.1**<br>Development provides growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy.<br>*Note—Notations of proposed growing media and soil volume calculations for the documented mature vegetation size and scale may assist in demonstrating compliance with the acceptable outcome.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve artificial growing environments. |
| | **AO4.2**<br>Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve artificial growing environments. |
| | **AO4.3**<br>Development provides podium planting in compliance with the Infrastructure design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve artificial growing environments. |
| **PO5**<br>Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points. | **AO5.1**<br>Development incorporates a plant selection along a pathway which ensures:<br>a. a clear trunk height of minimum 1.8m at maturity;<br>b. a shrub height of maximum 1m at maturity. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide landscaping. |

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| | Refer to the Crime prevention through environmental design planning scheme policy. | |
| | **AO5.2**<br>Landscaping and mounding do not interfere with visibility along a pathway.<br>Refer to the Crime prevention through environmental design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide landscaping. |
| **PO6**<br>Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists. | **AO6**<br>Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area.<br>*Note—Cues could include changes in levels, surface or landscape treatment or fencing.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide landscaping. |
| **PO7**<br>Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including:<br>a. screening and buffering;<br>b. street presentation;<br>c. shading;<br>d. amenity. | **AO7**<br>Development provides species in accordance with the Planting species planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide plantings. |
| **PO8**<br>Development provides planting densities and stock sizes which are optimised to:<br>a. reduce maintenance and erosion;<br>b. achieve amenity and ecological outcomes;<br>c. provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development.<br>*Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.* | **AO8.1**<br>Development provides planting densities and stock sizes when planting in natural ground which achieves:<br>a. full coverage of the mulched planting areas within 2 years;<br>b. 95% coverage of the extent of the elevation within 2 years where for green facades. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide planting |
| | **AO8.2**<br>Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide planting |
| **PO9** | **AO9.1** | ☐ **Complies** |

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| 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. | Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy. | ☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide plantings |
| | **AO9.2**<br>Development provides planting areas within car parking areas that are protected by wheel stops or bollards. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide plantings |
| **PO10**<br>Development for a shade structure does not compromise landscape outcomes. | **AO10**<br>Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Development does not provide shade structures. |
| **PO11**<br>Development involving the construction of retaining walls provides for:<br>a. safety;<br>b. an attractive appearance appropriate to the surrounding area;<br>c. easy maintenance;<br>d. longevity;<br>e. minimal water seepage impacts. | **AO11**<br>Development of a retaining wall:<br>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;<br>b. incorporates planting areas. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>No retaining proposed as part of the development. Refer to **Appendix B – Civil Engineering Assessment Report**. |
| **PO12**<br>Development provides for:<br>a. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use;<br>b. drainage and stormwater management measures to reduce any adverse impacts on the landscape;<br>c. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised;<br>d. reticulated irrigation to all artificial growing environments. | **AO12.1**<br>Development provides drainage for artificial growing environments which is connected to the stormwater drain. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Development does not require or propose artificial growing environments. |
| | **AO12.2**<br>Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised, and is in accordance with the standards in the Landscape design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not require irrigation considerations. |

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| *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**<br>Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained.<br>*Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposed development provides suitable drainage within the site. |
| | **AO12.4**<br>Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The proposed development provides suitable drainage within the site. |
| **PO13**<br>Development provides landscaping and supporting growing environments which:<br>a. are safe;<br>b. ensure efficient and effective maintenance;<br>c. ensures success and long-term performance.<br>*Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.* | **AO13.1**<br>Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>All existing and future turf areas will be accessible externally by standard lawn maintenance equipment and receive adequate daylight. |
| | **AO13.2**<br>Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide reticulated irrigation system. |
| | **AO13.3**<br>Development provides one hose cock within each private landscape and recreation area. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>To be provided. Council can condition compliance. |
| | **AO13.4**<br>Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Site is not affected by overland flow. |

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| | **AO13.5**<br>Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Development does not require or provides artificial growing environments |
| | **AO13.6**<br>Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not require or provides artificial growing environments |
| | **AO13.7**<br>Development ensures that artificial growing environments are designed to allow for flush out. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not require or provides artificial growing environments |
| | **AO13.8**<br>Irrigation systems are designed to prevent overspray outside of planting areas. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not require or provides irrigation systems |
| **PO14**<br>Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities. | **AO14**<br>Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not require or propose plantings |
| **PO15**<br>Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function. | **AO15.1**<br>Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not require or provides artificial growing environments |

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| *Note—Guidance is provided in the Landscape design planning scheme policy.* | **AO15.2**<br>Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not require or provides artificial growing environments |
| **PO16**<br>Development incorporating a rooftop garden provides landscaping that:<br>a. is integrated into the rooftop garden design;<br>b. ensures that landscaped open spaces dominate the built form elements;<br>c. contributes to shade of communal open space;<br>d. enhances the visual amenity and function of different rooftop garden spaces;<br>e. contributes to greening the building appearance when viewed from external public vantage points.<br>*Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.* | **AO16.1**<br>Development incorporating a rooftop garden provides landscaping that includes:<br>a. planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building;<br>b. a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy;<br>**c.** suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not propose a rooftop garden |
| | **AO16.2**<br>Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are:<br>a. a minimum 75% open to the sky;<br>b. provided in addition to any artificial soft landscape features. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not propose a rooftop garden |

## 3.3 Outdoor Lighting Code

| Performance outcomes | Acceptable outcomes | Response |
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| **PO1**<br>Development provides outdoor lighting that does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection. | **AO1.1**<br>Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting:<br>a. comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting;<br>b. maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone.<br>*Note—The effects of outdoor lighting should 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.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide outdoor lighting. Development is for a small-scaled residential use. No lighting changes will be made. |
| | **AO1.2**<br>Development provides floodlighting that is restricted to a type that gives no upward component of light where mounted horizontally, such as a full cut off luminar. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not incorporate floodlighting. |

## 3.4 Park Planning and Design Code

| Performance Outcomes | Acceptable Outcomes | Responses |
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| **PO1**<br>Development ensures that the park is provided and developed:<br>a. to maximise recreational, visual, cultural, biodiversity, health and wellbeing values;<br>b. to exhibit design excellence in form and function with a size, shape and topography suited to the intended function, level and intensity of use;<br>c. to meet the requirements of intended users;<br>d. in appropriate locations that will provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks;<br>e. to contribute positively to Brisbane's natural and built form and legibility;<br>f. to protect and enhance visual and physical connections to the Brisbane River and waterways.<br>*Note—Refer to the Sport and recreation zone and Open space zone for a description of zone precincts and the Infrastructure design planning scheme policy for a description of park types in the Brisbane park classification system.* | **AO1.1**<br>Development provides and embellishes land for a public park where identified in a structure plan prepared in compliance with the Structure planning planning scheme policy and the Local government infrastructure plan.<br>*Note—All other public park infrastructure (land and embellishment) is required to be provided in accordance with the Local government infrastructure plan and its desired standards of service.*<br>*Note—The Infrastructure design planning scheme policy provides more detail on land location, embellishment and services.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| | **AO1.2**<br>Development ensures that the width of any park is not less than 10m at any point. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| | **AO1.3**<br>Development provides visual and physical access, where achievable, to Brisbane River and waterways through appropriate orientation and layout of park features. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO2**<br>Development ensures that the park is transferred into the Council's ownership. | **AO2**<br>Development ensures that at the time of registration of title, the park is transferred to the Council without cost except where otherwise provided in an infrastructure agreement. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO3**<br>Development ensures that the park has a gradient that is suitable for its intended use, does not pose a safety hazard and allows for ease of maintenance. | **AO3**<br>Development ensures that for the park:<br>a. activity or recreation spaces have gradients less than 1V:20H and greater than 1V:150H to suit proposed recreational functions and accessibility and requirements;<br>b. fields for ball sports have a gradient in the range of 1V:70H to 1V:100H; | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |

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| | c. the majority of vegetated and grassed areas in maintained parklands have gradients less than 1V:6H, grassed areas have gradients no steeper than 1V:4H and unmown vegetated areas have gradients no steeper than 1V:3H. | |
| **PO4**<br>Development ensures that the park is not subject to unreasonable impacts from industrial activities or major transport corridors. | **AO4**<br>Development ensures that the park does not serve primarily as a buffer to the railway network or a public transport corridor identified in the Strategic framework or to a motorway, arterial road, suburban road or primary freight route. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO5**<br>Development ensures that:<br>a. the park is well located, well connected and permeable;<br>b. access to and within the park is safe and convenient, irrespective of the mode of transport used;<br>c. the park is accessible for people of differing abilities. | **AO5.1**<br>Development ensures that paths provided within the park are sited to enable links to other components of the public open space system or local destinations. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| | **AO5.2**<br>Development ensures that vehicular access provided within the park does not conflict with non-vehicular circulation or impact on the park's open space values. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| | **AO5.3**<br>Development ensures that the park is not separated from the community it is intended to serve by physical barriers such as fenced service utilities, motorways, arterial roads, the railway network, public transport corridors, rivers or city-wide waterway corridors. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| | **AO5.4**<br>Development ensures that the park:<br>a. is located within close proximity to bus routes and bus stops at park frontages;<br>b. is accessible via footpaths or cycle paths in accordance with crime prevention through environmental design principles;<br>c. has adequate street frontage to cater for on-street car parking; | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |

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| | d. has adequate off-street car parking for district and metropolitan parks.<br>*Note—The Transport, access, parking and servicing planning scheme policy provides detail on parking rates and layout.* | |
| | **AO5.5**<br>Development ensures that the entry nodes of new parks highlight safe access points and provide path connections to major activity spaces and facilities. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO6**<br>Development ensures that:<br>a. public utilities and infrastructure is provided for park-related purposes as required;<br>b. easements, public utilities and infrastructure do not constrain the intended use of the park and align with the pedestrian and cyclist network to minimise impacts on vegetation and landform.<br>*Notes—*<br>• *The Council may accept a park affected by an easement or other infrastructure. In this instance works within the easement are carried out in compliance with the Infrastructure design planning scheme policy and the requirements of the relevant service authority.*<br>• *The preparation of a park concept plan indicating where and how easements, public utilities and infrastructure are proposed to be located within the park can assist in demonstrating achievement of this performance outcome.* | **AO6.1**<br>Development ensures that sewer and electricity connections are provided to district and metropolitan parks. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| | **AO6.2**<br>Development ensures that water connections are provided to at least one point within the park and to all development boundaries. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| | **AO6.3**<br>Development ensures that the park does not contain electricity, oil or gas easements or major sewerage or water infrastructure. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| | **AO6.4**<br>Development ensures that the park does not contain services and infrastructure associated with residential, industrial or other development. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO7**<br>Development ensures that if contaminated land is proposed as part of the park, it is to be remediated in compliance with the requirements of the Queensland Government and documentation provided from the relevant Queensland Government department in relation to making the site appropriate for use as a park prior to the acceptance of the land by the Council. | **AO7**<br>Development ensures that land for park purposes is not listed on the Queensland Government Environmental Management Register or the Contaminated Land Register. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO8** | **AO8.1**<br>Development ensures that the park does not contain major stormwater components, including high-velocity | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |

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| Development ensures that accessibility and use of the park is not compromised by stormwater infrastructure and discharge.<br>*Note—Preparing a park concept plan indicating where and how stormwater infrastructure is proposed to be located within the park can assist in demonstrating achievement of this performance outcome.* | overland flow paths, detention basins or other stormwater storage areas. | Development does not involve a park. |
| | **AO8.2**<br>Development ensures that all the intended public park and recreation functions are accommodated in the design of the park before stormwater outcomes.<br>*Note—Where stormwater infrastructure is proposed to be located within a park, the preparation of a park concept plan informed by investigations relating to hydraulic constraints and risk management can assist in demonstrating compliance with this acceptable outcome.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO9**<br>Development ensures that water bodies located in the park contribute to the recreation and other values of open space. | **AO9**<br>Development ensures that the park does not contain dams or lakes. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO10**<br>Development ensures that the park:<br>a. enhances the local identity of an area by contributing to local landscape character, visual amenity and a sense of place including but not limited to the provision of public art;<br>b. protects scenic assets and views to important landscapes;<br>c. contributes positively to the legibility of the local area. | **AO10**<br>Development ensures that the design of the park:<br>a. protects and enhances significant views and vistas of Brisbane's important landscapes;<br>b. provides universal access to key public vantage points including key sites on the Brisbane River, the foreshores and high points;<br>c. screens areas of poor visual quality;<br>d. capitalises on and enhances local attributes, values and features such as significant trees, rocky outcrops and escarpments;<br>e. ensures park furniture and facilities contribute to high visual quality and have consistent character;<br>f. incorporates public art to reflect local cultural values and park context in district and metropolitan parks.<br>*Note—The Infrastructure design planning scheme policy provides more information on park furniture standards and public art provision.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO11**<br>Development ensures that clearance of vegetation and modification of existing landforms within the park is minimised. | **AO11.1**<br>Development ensures that the park is designed to retain existing vegetation and topographic features.<br>*Note—Compliance with this acceptable outcome can be demonstrated by the submission of a landscape management and site works plan* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |

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| | *and landscape concept plan identifying major elements of the park design including location and extent of existing vegetation and topographic features.* | |
| | **AO11.2**<br>Development ensures that the construction earthworks for the park are carried out in compliance with the standards in the Infrastructure design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| | **AO11.3**<br>Development ensures that the park does not contain retaining walls that are built to the boundary of the site. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| | **AO11.4**<br>Development ensures that the park contains retaining walls only under the following circumstances:<br>a. to avoid the creation of extensive, unusable slopes and embankments when stabilising the landform of a park site; or<br>b. where pathways with low gradients are required, for example, to provide an accessible path of travel; or<br>c. where a structure is necessary to retain the natural ground level and protect tree roots around the drip line of existing vegetation; or<br>d. where space is limited and planted embankments are not a reasonable alternative; or<br>e. following the approval of a submitted landscape concept plan.<br>*Note—The Infrastructure design planning scheme policy provides more detail on design standards.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO12**<br>Development ensures that visitor comfort in the park is maximised. | **AO12.1**<br>Development ensures that adequate shade is provided in the park, through retention of existing vegetation or provision of structures, particularly in activity areas and along paths. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| | **AO12.2** | ☐ **Complies**<br>☐ **Performance Solution** |

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| | Development ensures that planting is provided in the park to reduce glare and reflect radiant heat from hard surfaces.<br>*Note—The Infrastructure design planning scheme policy and Planting species planning scheme policy provide more detail on design standards.* | ☒ **Not Applicable**<br>Development does not involve a park. |
| **PO13**<br>Development ensures that the park is embellished to:<br>a. provide a diversity of recreational experiences;<br>b. ensure that park assets can be maintained over time;<br>c. be a focal point for the local community incorporating features such as public art, and providing for activities, festivals and events;<br>d. provide a range of park and visitor facilities such as playgrounds, park furniture, picnic nodes, recreation and sporting facilities. | **AO13.1**<br>Development ensures that park embellishments in a non-trunk park are provided in compliance with the Park code.<br>*Note—The public park infrastructure embellishment standards are contained within the Local government infrastructure plan.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| | **AO13.2**<br>Development ensures that park embellishments in parks that form part of the public park network are provided in compliance with standards in the Local government infrastructure plan and the Infrastructure design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO14**<br>Development ensures that the landscape works, improvements, maintenance and management requirements for the park are in compliance with relevant Council policies and guidelines. | **AO14.1**<br>Development ensures that the landscape works and improvements in the park are designed to:<br>a. discourage graffiti on walls, for example, retaining walls and acoustic barrier fences;<br>b. break up large areas of hard landscaping, for example, car parks;<br>c. add visual interest and structure to extensive open areas;<br>d. create new spaces, nodes or buffers within the open space;<br>e. provide screening along site boundaries;<br>f. enhance areas of retained vegetation;<br>g. polish run-off from roads and car parks.<br>*Notes—*<br>• *The preparation of a park concept plan and landscape management and site works plan can assist in demonstrating compliance with this acceptable outcome.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |

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| | • *The Infrastructure design planning scheme policy and Planting species planning scheme policy provides more detail on design standards.* | |
| | **AO14.2**<br>Development ensures that park maintenance and management requirements are considered in the planning and design of the park and are incorporated in Council's maintenance schedule.<br>*Notes—*<br>• *Preparing a park concept plan and landscape management and site works plan can assist in demonstrating compliance with this acceptable outcome.*<br>• *The Infrastructure design planning scheme policy provides more detail on management and maintenance standards.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO15**<br>Development ensures that environmental sustainability is promoted in the planning and design of the park. | **AO15**<br>Development ensures that the planning and design of the park incorporates environmentally sustainable practices, such as:<br>a. use of local products and materials in the creation of the park;<br>b. use of recycled, recyclable and durable materials;<br>c. waste minimisation;<br>d. use of renewable energy sources including solar energy;<br>e. water conservation and re-use, including incorporation of rainwater tanks and rainwater use;<br>f. park maintenance requiring low resource demands. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO16**<br>Development creates a safe park environment by incorporating the key elements of crime prevention through environmental design. | **AO16.1**<br>Development ensures that the planning and design of the park incorporates the key elements of crime prevention through environmental design by:<br>a. facilitating casual surveillance opportunities and including good sightlines to key activity areas such as car parks, pathways, public toilets and communal areas; | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |

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| | b. defining different park uses through design and restricting access from park into adjoining private properties;<br>c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design, orientation of buildings and use of active frontages;<br>d. ensuring key activity areas such as car parks, pathways, public toilets and communal areas are well lit;<br>e. including way-finding cues;<br>f. minimising predictable routes and entrapment locations near key activity areas such as car parks, public toilets, ATMs and communal areas.<br>*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.* | |
| | **AO16.2**<br>Development ensures that the park has a minimum of 50% street frontage along its perimeter to enhance casual surveillance opportunities.<br>*Note—The Infrastructure design planning scheme policy provides more detail on access and road design standards.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| | **AO16.3**<br>Development ensures the park has a minimum of 50% visually permeable fencing to adjoining residential dwellings or zones, to enhance casual surveillance opportunities.<br>*Note—The Infrastructure design planning scheme policy provides more detail on fencing design standards.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |
| **PO17**<br>Development reduces the potential for graffiti and vandalism in the park through access control, canvas reduction and easy maintenance selection. | **AO17**<br>Development incorporates graffiti and vandalism prevention techniques in the layout, building or structure design and landscaping of the park, by:<br>a. denying access to a potential canvas through access control techniques;<br>b. reducing potential canvases through canvas reduction techniques; | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |

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| | c. selecting easy maintenance techniques to ensure graffiti can be readily and quickly removed.<br>*Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.* | |
| **PO18**<br>Development ensures that the park is maintained until the title for the land comprising the park is transferred to Council. | **AO18**<br>Development ensures that the park is maintained by the developer during the on-maintenance phase, that is, the period following the installation of all park landscaping and infrastructure and while the park is publicly accessible and useable, to ensure it is functioning as planned and is safe to access and use.<br>*Note—The Infrastructure design planning scheme policy provides more detail on park maintenance standards.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve a park. |

## 3.5 Transport, Access, Parking and Servicing Code

| Performance Outcomes | Acceptable Outcomes | Responses |
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| **PO1**<br>Development is designed:<br>a. to include a technically competent and accurate response to the transport and traffic elements of the development;<br>b. in accordance with the standards in the Transport, access, parking and servicing planning scheme policy;<br>c. to ensure the efficient operation and safety of the development and its surrounds.<br>*Note—The acceptable outcome and performance outcome can be demonstrated through a development application that:*<br>• *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;*<br>• *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;*<br>• *ensures that any computer modelling input and output data are accurate, reasonable and carried out in accordance with sound traffic engineering practices.* | **AO1**<br>Development complies with the standards in the Transport, access, parking and servicing planning scheme policy. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Existing access arrangements (vehicular crossovers to Guthrie Street) will be retained as part of the proposal and allow for safe movement. |
| **PO2**<br>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**<br>No acceptable outcome is prescribed. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development is not of a major size. |
| **PO3**<br>Development provides vehicle access that is located and designed so as to have no significant impact on the | **AO3.1**<br>Development provides site access that is located and designed in compliance with the standards in | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable** |

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| safety, efficiency, function, convenience of use or capacity of the road network. | the Transport, access, parking and servicing planning scheme policy. | Existing access arrangement will be maintained to Proposed Lot 1 and 3 via Guthrie Street.<br><br>Proposed Lot 2 will obtain access from Copeland Street, with the access arrangement to be addressed through a future dwelling house application. |
| | **AO3.2**<br>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. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Each lot able to obtain access without the requirement for an access easement. |
| **PO4**<br>Development provides walking and cycle routes through the site which:<br>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;<br>b. encourage walking and cycling;<br>c. ensure pedestrian and cyclist safety;<br>d. provide a direct and legible network.<br>*Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.* | **AO4.1**<br>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:<br>a. create a walking or cycle route along the full frontage of the site;<br>b. connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Development will not provide walking and cycle routes.<br><br>Existing walking and cycle routes will not be impacted by the proposal. |
| | **AO4.2**<br>Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>As above. |
| | **AO4.3**<br>Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>As above. |
| **PO5**<br>Development provides secure and convenient bicycle parking which: | **AO5.1**<br>Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |

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| a. for visitors is obvious and located close to the building's main entrance;<br>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;<br>c. is easily and safely accessible from outside the site;<br>d. does not impact adversely on visual amenity;<br>e. does not impede the movement of pedestrians or other vehicles;<br>f. is designed to comply with a recognised standard for the construction of bicycle facilities.<br>*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.* | | Development will not provide on-site bicycle parking spaces. |
| | **AO5.2**<br>Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the Transport, access, parking and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide on-site bicycle parking spaces. |
| | **AO5.3**<br>Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide on-site bicycle parking spaces. |
| | **AO5.4**<br>Development provides visitor bicycle parking which does not impede pedestrian movement. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide on-site bicycle parking spaces. |
| | **AO5.5**<br>Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not provide on-site bicycle parking spaces. |
| **PO6**<br>Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users.<br>*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**<br>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. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not provide shower cubicles and lockers. |
| **PO7**<br>Development provides pedestrian and cyclist access to the site which is designed to provide safe movement | **AO7**<br>Development provides pedestrian and cycle access that is designed and constructed in compliance with the site access design guidelines, pedestrian facilities | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Refer to responses above. |

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| and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles. | standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy. | |
| **PO8**<br>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**<br>No acceptable outcome is prescribed. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not include additional pedestrian and cyclist infrastructure. There is no existing pedestrian and cyclist infrastructure in the immediate area. |
| **PO9**<br>Development provides access driveways in the road area that are located, designed and controlled to:<br>a. minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists;<br>b. ensure the amenity of adjacent premises, from impacts such as noise and light. | **AO9.1**<br>No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy). | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Proposal is not for major development. |
| | **AO9.2**<br>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. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Existing access arrangement will be maintained and upgraded for Proposed Lot 1 and 3.<br><br>Proposed Lot 2 will obtain access from Copeland Street, with the access arrangement to be addressed through a future dwelling house application. |
| | **AO9.3**<br>Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Sufficient sight distances to and from access driveway is provided. |
| | **AO9.4**<br>Development provides access driveways in the road area which:<br>a. are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>As above. |

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| | b. are not provided through a bus stop, taxi rank or pedestrian crossing or refuge. | |
| | **AO9.5**<br>Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The subject site is not located adjacent to a major road. |
| **PO10**<br>Redevelopment provides for:<br>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;<br>b. the reinstatement of adjacent footpaths. | **AO10**<br>No acceptable outcome is prescribed. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Existing access arrangements will be maintained and upgraded. |
| **PO11**<br>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**<br>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. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Adequate site distances are provided. |
| | **AO11.2**<br>Development ensures that convex mirrors are only used in a site:<br>a. as a secondary support at access driveways;<br>b. in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Proposal does not involve convex mirrors. |
| **PO12**<br>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**<br>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.<br>*Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Site is not located in the City core or City Frame. |

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| | *rate in the Transport, access, parking and servicing planning scheme policy.* | |
| **PO13**<br>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**<br>Development outside of the City core and City frame as identified in Figure a:<br>a. provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or<br>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.<br>*Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Both lots provide car accommodation for two (2) on-site car parking spaces.<br><br>The proposed uses are residential (dwelling house). |
| **PO14**<br>Development ensures that the number of car parking spaces and design of the car parking area:<br>a. meet the combined design peak parking demand for residential, visitor and business parking;<br>b. allow for the temporal sharing of car-parking spaces for uses with different peak parking demands.<br>*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**<br>Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>As above. |
| | **AO14.2**<br>Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve mixed use. |
| **PO15**<br>Development provides a car park layout which allows for on-site vehicle parking that:<br>a. is clearly defined, safe and easily accessible; | **AO15**<br>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. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not require a prescribed car-parking layout. |

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| b. is designed to contain potential adverse impacts within the site;<br>c. does not detract from the aesthetics or amenity of an area;<br>d. discourages on-street parking if parking has an adverse traffic management safety or amenity impact;<br>e. is consistent with safe and convenient pedestrian and cyclist movement. | | |
| **PO16**<br>Development creates a safe environment by incorporating the key elements of crime prevention through environmental design. | **AO16**<br>Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by:<br>a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;<br>b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;<br>c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;<br>d. ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit;<br>e. including way-finding cues;<br>f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas.<br>*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.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Development will not incorporate crime prevention through environmental design elements. Development is for a residential subdivision. |
| **PO17** | **AO17** | ☒ **Complies**<br>☐ **Performance Solution** |

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| Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection. | Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by:<br>a. denying access to potential canvases through access control techniques;<br>b. reducing potential canvases through canvas reduction techniques;<br>c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.<br>*Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.* | ☐ **Not Applicable**<br>As above. |
| **PO18**<br>Development is serviced by an adequate number and size of service vehicles. | **AO18**<br>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. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>No service vehicles will be entering the site. |
| **PO19**<br>Development layout provides for services which:<br>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;<br>b. are clearly defined, safe and easily accessible;<br>c. are designed to contain potential adverse impacts of servicing within the site;<br>d. do not detract from the aesthetics or amenity of the surrounding area. | **AO19.1**<br>Development ensures that a service bay provided on site:<br>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;<br>b. is located away from street frontages and screened from adjoining premises. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not require service vehicles or a service bay. |
| | **AO19.2**<br>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. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not require service vehicles. |
| | **AO19.3**<br>Development provides service areas for refuse collection in compliance with the standards in the Refuse planning scheme policy, Transport, access, | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable** |

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| | parking and servicing planning scheme policy and the Infrastructure design planning scheme policy. | Refuse collection is able to be provided from either Street. |
| **PO20**<br>Development provides service vehicle access routes to and from the site which minimise the impact on:<br>a. amenity and safety in residential areas;<br>b. streets not constructed to a standard that accommodate increased heavy vehicle movements. | **AO20**<br>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. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development will not require service vehicles. |
| **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)** | | |
| Development does not require service by a b-double or any over-dimensioned vehicle. | | |

## 3.6 Wastewater Code

| Performance outcomes | Acceptable outcomes | Response |
|---|---|---|
| **PO1**<br>Development ensures that the intensity and scale of the change of use of premises does not:<br>a. increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the system or increasing the cumulative effect of systems in the locality;<br>b. increase any health risks during a system failure;<br>c. deteriorate the water quality of existing or proposed water supplies;<br>d. limit the sustainable disposal of domestic effluent. | **AO1**<br>Development ensures that the proposed disposal system complies with the requirements of:<br>a. the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019*;<br>b. AS/NZS 1547:2012 On-site domestic wastewater management;<br>c. *Plumbing and Drainage Act 2018*;<br>d. the Queensland plumbing and wastewater code.<br>*Note—This is to be verified by a competent person and verification submitted to the Council with the development and plumbing application.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Development does not involve any physical disruption to the subject sites. The Site is within an area with available sewer reticulation. |
| **PO2**<br>Development ensures that the lot size, configuration of new lots and location of the system allows for the efficient disposal of domestic effluent in a manner that:<br>a. minimises any adverse ecological impacts, particularly on any nearby sensitive receiving environments; | **AO2.1**<br>Development is on a lot with a minimum size of 2,000m$^2$ or the minimum lot size specified for the relevant zone in the Subdivision code, whichever is the greater. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Subject sites are not affected by ecological impacts, or potential affects to health risks. |
| | **AO2.2** | ☐ **Complies**<br>☐ **Performance Solution** |

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| b. limits any health risks during a system failure by ensuring that the water quality of existing or proposed water supplies remains unaffected along with the sustainable disposal of domestic effluent | Development ensures that the proposed on-site effluent disposal system is located on the lot in accordance with the:<br>a. secondary standards in Table A6 of the Interim Code of Practice for On-site Sewage Disposal;<br>b. *Environmental Protection (Water and Wetland Biodiversity) Policy 2019*;<br>c. AS/NZS 1547:2012 On-site domestic wastewater management,<br>d. *Plumbing and Drainage Act 2018*;<br>e. Queensland plumbing and wastewater code. | ☒ **Not Applicable**<br>Refer to response AO2.1. The Site is within an area with available sewer reticulation. |
| | **AO2.3**<br>Development ensures that the proposed on-site effluent disposal system is sub-surface and located on land:<br>a. with a slope of less than 15%, or where the land is terraced to receive the full disposal area;<br>b. no closer than 150m to the limit of the ponded waters of a water supply reservoir or a town water intake;<br>c. above 1.7m AHD or above the Q20 flood levels, whichever is the higher and not within 9m horizontal distance of this level;<br>d. no closer than 25m to a cut or embankment. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Refer to response AO2.1. The Site is within an area with available sewer reticulation. |
| | **AO2.4**<br>Development ensures that the proposed sub-surface on-site effluent disposal system is not located:<br>a. on soils with permeabilities less than 1.06m/day or greater than 3.5m/day;<br>b. within 0.6m of a permanent watertable;<br>c. within 1m of bedrock;<br>d. on land composed mainly of sand, gravel, fractured rock or heavy clay. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Refer to response AO2.1. The Site is within an area with available sewer reticulation. |
| | **AO2.5** | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |

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| | Development ensures that a reserve land application area of up to 100% of the design area is available on the lot. | Refer to response AO2.1. The Site is within an area with available sewer reticulation. |
| | **AO2.6**<br>Development ensures that the irrigation area is not separated from the dwelling by features such as gullies, creeks, dams, roads or driveways. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>Refer to response AO2.1. The Site is within an area with available sewer reticulation. |

# 4 Overlay Code

## 4.1 Road Hierarchy Overlay Code

| Performance outcomes | Acceptable outcomes | Responses |
|---|---|---|
| **Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use** | | |
| The Proposal is not accepted development subject to compliance with identified requirements (acceptable outcomes only) for a material change of use application. As such, this criteria is not applicable. | | |
| **Section B—If for assessable development for a material change of use** | | |
| The Proposal is not for a material change of use application. As such, this criteria is not applicable. | | |
| **Section C—If for assessable development for a material change of use or reconfiguring of a lot** | | |
| **PO3**<br>Development makes provision for the extension, expansion and widening of the existing and future road network where required. | **AO3**<br>No acceptable outcome is prescribed. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>A future road widening does not affect the Site. |
| **PO3A**<br>Development provides for the payment of extra trunk infrastructure costs for the following:<br>a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; | **AO3A**<br>No acceptable outcome is prescribed. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The proposal does not involve extra trunk infrastructure. |

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| b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:<br>i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;<br>ii. long term infrastructure for the road network which is made necessary by development that is not assumed future urban development;<br>iii. other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development.<br>*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.*<br>*Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.* | | |
| **If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category** | | |
| **PO4**<br>Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised:<br>a. the long term infrastructure for the road network in the Long term infrastructure plans;<br>b. the existing and planned infrastructure for the road network in the Local government infrastructure plan;<br>c. the provision of long term, existing and planned infrastructure for the road network which: | **AO4**<br>Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following:<br>a. for the long term infrastructure for the road network, the Long term infrastructure plans;<br>b. for existing and planned infrastructure for the road network, the Local government infrastructure plan;<br>c. the standards for the road network in the Infrastructure design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The site fronts a neighbourhood road. |

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| i. is required to service the development or existing and future urban development in the planning scheme area; or<br>ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.<br>*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.* | | |
| **Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy** | | |
| The proposal does not involve an extension or change to the road hierarchy. As such, this criteria is not applicable. | | |

## 4.2. Streetscape Hierarchy Overlay Code

| Performance outcomes | Acceptable outcomes | Responses |
|---|---|---|
| **Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development** | | |
| **PO1**<br>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**<br>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. | ☐ **Complies**<br>☒ **Performance Solution**<br>☐ **Not Applicable**<br>Refer to **Section 7** – Performance Solutions of the Planning Report. |
| **PO2**<br>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**<br>Development ensures that existing street trees are retained and protected. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>No street trees affecting the Site. |
| | **AO2.2**<br>Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The proposal does not involve the listed design elements. |

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| **Section B—If for assessable development** | | |
| **PO3**<br>Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map:<br>a. facilitates a high level of pedestrian movement and activity;<br>b. enforces the sense of arrival to individual precincts and major connections;<br>c. provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm. | **AO3.1**<br>Development ensures that a corner land dedication is provided:<br>a. where identified in the Streetscape hierarchy overlay map;<br>b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposed development provides a 3 equal chord truncation for the corner lot (Proposed Lot 1) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy. Refer to **Appendix A** – Subdivision Plan |
| | **AO3.2**<br>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. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The Site does not require landscaping in the corner land dedication. |
| | **AO3.3**<br>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. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The Site does not require public art in the corner land dedication. |
| **If in or on a site adjoining the Wildlife movement solution sub-category** | | |
| **PO4**<br>Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure. | **AO4**<br>Development ensures that infrastructure solutions are:<br>a. provided at the locations identified on the Streetscape hierarchy overlay map;<br>b. designed to:<br>i. account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance;<br>ii. achieve physical separation of native wildlife and the road; | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The Site does not adjoin a Wildlife movement solution sub-category. |

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| | iii. adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code. | |

## 4.3. Traditional Building Character (Demolition) Overlay Code - Existing Pre-1946 Dwelling (Proposed Lot 1)

| Performance Outcomes | Acceptable Outcomes | Responses |
|---|---|---|
| **Section A—Partial demolition of a building constructed in 1946 or earlier** | | |
| **General** | | |
| **PO1**<br>Development involving partial demolition of traditional elements, detailing and materials constructed in 1946 or earlier does not diminish traditional building form and roof styles, where:<br>a. forward of the highest and rearmost ridge of the roof; or<br>b. on the side elevation of the building where on a corner lot.<br>*Note—Where demolition results in the loss of integral components, assessment against Section B of this code is also required.* | **AO1.1**<br>Development ensures that the building does not lose integral components such as feature roof forms and side verandahs. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Minor demolition work is proposed to the rear stairs and deck only. No works are proposed to the roof or dwelling core. All pre-1946 components are retained as part of the proposal, such that the dwelling does not lose any integral components. |
| | **AO1.2**<br>Development involving partial demolition does not result in a narrow building which has a width-to-height proportion out of character with the residential buildings constructed in 1946 or earlier in the street within the Traditional building character overlay. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The proposed demolition does not result in a narrow building and maintains a width-to-height proportion consistent with the pre-1946 dwellings in the street. |
| **Additional performance outcomes and acceptable outcomes if a pre-1911 building** | | |
| The dwelling house was not constructed prior to 1911. As such, this criteria is not applicable. | | |
| **Additional performance outcomes and acceptable outcomes if in the City west neighbourhood plan area or the Spring Hill neighbourhood plan area or the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct** | | |
| The Site is not identified within the relevant neighbourhood plan. As such, this criteria is not applicable. | | |
| **Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area** | | |
| The Site is not identified within the relevant neighbourhood plan. As such, this criteria is not applicable. | | |
| **Section B—Demolition or removal of a building constructed in 1946 or earlier** | | |
| The proposed development does not involve full demolition. As such, this criteria is not applicable. | | |
| **Section C—Repositioning or raising a building or structure (not including any building work to enclose underneath a building) if any part of the building or structure was substantially constructed for residential purposes in 1946 or earlier** | | |
| **PO9**<br>Development involving the repositioning of a residential building or structure that straddles more than one lot, onto one small lot: | **AO9**<br>Development involving the repositioning of a residential building or structure constructed in 1946 or earlier on a small lot results in setbacks that comply | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable** |

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| a. does not detract from:<br>i. the traditional setting of the dwelling houses constructed in 1946 or earlier nearby in the street within the Traditional building character overlay;<br>ii. the traditional scale of the components of the street within the Traditional building overlay;<br>b. does not impact on the amenity or privacy of adjoining residents;<br>c. provides adequate open space, screening and noise attenuation from the street. | with the building envelope requirements of the Dwelling house (small lot) code, other than where AO10.2 in this code varies the front building setback.<br>*Editor's note—Where not on a small lot, repositioning must not result in an unlawful structure regulated by the Building Act 1975.* | The development does not propose repositioning of the existing dwelling. |
| **PO10**<br>Development ensures that the siting and orientation of a residential building on a lot:<br>a. is complementary to the traditional setting of a dwelling house constructed in 1946 or earlier nearby in the street;<br>b. does not diminish the streetscape character components of the original street to which the building was orientated within the Traditional building character overlay;<br>c. does not result in a building being isolated from a streetscape within the Traditional building character overlay or a streetscape that exhibits traditional character. | **AO10.1**<br>Development involving a residential building remains orientated to face its existing street frontage in a manner consistent with a dwelling house constructed in 1946 or earlier on adjoining lots. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Dwelling remains orientated toward Guthrie Street. |
| | **AO10.2**<br>Development retains the residential building within 20% of the front setback of a neighbouring dwelling house constructed in 1946 or earlier. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Proposed front setback is located within 20% of the front setback of the adjoining dwelling houses and is consistent with the front setback of other dwelling houses in the street.<br><br>Refer to response to AO1.2 of the TBCO (Design) Code below. |
| **PO11**<br>Development involving raising a building constructed in 1946 or earlier is consistent with and complements the predominant traditional scale, proportion and setting of residential buildings constructed in 1946 or earlier nearby in the street. Refer to Figure a. | **AO11**<br>Development involving raising a dwelling house constructed in 1946 or earlier results in a building height that does not exceed:<br>a. the building height requirements contained in any relevant neighbourhood plan; or<br>b. 9.5m otherwise. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The development does not involve raising of the dwelling and the building height does not exceed 9.5m |
| **Additional criteria in the Latrobe and Given Terraces neighbourhood plan area** | | |
| The Site is not identified within the relevant neighbourhood plan. As such, this criteria is not applicable. | | |

## 4.4. Traditional Building Character (Design) Overlay Code – Existing Pre-1946 Dwelling (Proposed Lot 1)

| Performance Outcomes | Acceptable Outcomes | Responses |
|---|---|---|
| **If in the Low-medium density residential zone or the Character residential zone, where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short-term accommodation, where not in the Local character significance sub-category** | | |
| **PO1**<br>Development retains buildings constructed in 1946 or earlier in its original setting and complements nearby buildings in the street built in 1946 or earlier. | **AO1.1**<br>Development ensures that any building constructed in 1946 or earlier which is retained is sited at the front of the site at the street frontage. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing pre-1946 dwelling over Proposed Lot 1 will be retained as part of the proposal. |
| | **AO1.2**<br>Development for a building which is not on a rear lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest residential buildings constructed in 1946 or earlier fronting the same street.<br>*Note—Additional buildings by way of infill development may be set further back on this site, subject to meeting other code requirements. Where the site contains a building constructed in 1946 or earlier, it should be retained at the front of the site and any new infill placed behind/beside. Sliding a building constructed in 1946 or earlier back with infill at the front of the site is not consistent with desired traditional setting outcomes.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing pre-1946 dwelling is retained in same position and setback 5.8m (approx.) from Guthrie Street, consistent with setback of adjoining dwellings. |
| **PO2**<br>Development for a garage does not dominate the street frontage or gardens and complements the traditional setting of residential buildings constructed in 1946 or earlier nearby in the street. | **AO2.1**<br>Development for a garage is set back from any road alignment in a position similar to garages located on sites of dwelling houses constructed in 1946 or earlier located nearby in the street. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing car accommodation is located along the northeastern side of the existing dwelling house. No changes proposed. |
| | **AO2.2**<br>Development for a garage is integrated into any dwelling house such that it does not dominate the composition of the house or dominate the streetscape. Refer to Figure a. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable** |

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| | *Note—Not applicable to a dwelling house on a rear lot.* | The existing car accommodation is located along the northeastern side of the existing dwelling house. No changes proposed. |
| **PO3**<br>Development has a building form and bulk which complements the predominant traditional scale of a dwelling house constructed in 1946 or earlier nearby in the street. | **AO3**<br>Development for a new building or an extension to an existing building uses breaks in form to present as small components similar in scale to that of existing dwelling houses constructed in 1946 or earlier nearby in the street. Refer to Figure b. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing pre-1946 dwelling is retained. The development involves minor demolition to the rear deck and landing. No changes proposed to pre-1946 elements. |
| **PO4**<br>Development has a building form which complements the traditional building form and traditional elements, detailing and materials of a residential building constructed in 1946 or earlier nearby in the street. | **AO4.1**<br>Development includes a solid core with attached or integrated lightweight verandah or balcony structure addressing the street. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing dwelling to be retained includes an integrated verandah structure addressing Guthrie Street. |
| | **AO4.2**<br>Development ensures that different floor levels are distinguished in the streetscape through the expression of external elements on the upper and lower levels. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing pre-1946 dwelling is retained. No changes proposed to the streetscape. |
| | **AO4.3**<br>Development for a building which is located at the front of the site, provides habitable space, verandahs and windows that are orientated towards the street. Refer to Figure c. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Front windows and habitable rooms are orientated to the Guthrie Street. |
| | **AO4.4**<br>Development for a dwelling house does not provide for the ground storey to project forward of the upper floor verandah or balcony structure. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable** |

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| | | The existing pre-1946 dwelling is retained. No changes proposed to pre-1946 elements. |
| **PO5**<br>Development provides external elements and detailing which:<br>a. reflect traditional elements and detailing and materials;<br>b. reduce building bulk;<br>c. form a transition with the external landscape. | **AO5**<br>Development provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels which:<br>a. reflect those of dwelling houses constructed in 1946 or earlier nearby in the street;<br>b. are sufficient to cast shadows;<br>c. provide three-dimensional effects.<br>Refer to Figure d. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing pre-1946 dwelling is retained. No changes proposed to pre-1946 elements. |
| **PO6**<br>Development uses:<br>a. materials which reflect the traditional materials used predominantly in residential buildings constructed in 1946 or earlier nearby in the street;<br>b. external materials which reflect the architectural themes of residential buildings constructed in 1946 or earlier, reduce building bulk and form a transition with the external landscape. | **AO6.1**<br>Development uses traditional materials consistent with the predominant traditional materials of the dwelling houses constructed in 1946 or earlier fronting the same street. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing and retained building materials (over Proposed Lot 1) are predominately lightweight timber and tin roofing, consistent with pre-war dwellings in the street. |
| | **AO6.2**<br>Development uses roof materials similar to the roof materials on dwelling houses constructed in 1946 or earlier nearby in the street. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing pre-1946 dwelling house, including roof materials, is retained on Proposed Lot 3. Refer to response to AO6.1. |
| | **AO6.3**<br>Development ensures that:<br>a. for dwelling houses lightweight materials predominate;<br>b. if masonry is used, it is rendered or painted and used in conjunction with other more lightweight materials, in order to define the upper and lower levels. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Refer to response to AO6.1. |

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| **PO7**<br>Development provides roof forms which complement traditional roof styles of residential buildings constructed in 1946 or earlier that are located nearby in the street in terms of roof pitch and proportion. | **AO7.1**<br>Development provides roof forms which are one or more of a combination of pyramids, hips or gables of similar pitch and proportions to those of dwelling houses constructed in 1946 or earlier nearby in the street. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The retained dwelling house over Proposed Lot 1 includes a traditional hip roof form. |
| | **AO7.2**<br>Development includes eaves that are of similar proportions to eaves on dwelling houses constructed in 1946 or earlier nearby in the street. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Existing roof form, including eaves, are retained. Refer to response to AO5. Refer to response to AO5. |
| **Additional performance outcomes and acceptable outcomes if in the Character residential zone where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short term accommodation, where not in the Local character significance sub-category** | | |
| The Site is not identified within the Character residential zone. As such, this criteria is not applicable. | | |
| **Additional performance outcomes and acceptable outcomes in the Latrobe and Given Terraces neighbourhood plan area** | | |
| The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable. | | |
| **Additional performance outcomes and acceptable outcomes if a pre-1911 building where in the Latrobe and Given Terraces neighbourhood plan area** | | |
| The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable. | | |
| **Additional performance outcomes and acceptable outcomes if in the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct** | | |
| The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable. | | |
| **Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category** | | |
| The Site is not identified within the Local character significance sub-category. As such, this criteria is not applicable. | | |
| **Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category where on a site containing a residential building constructed in 1946 or earlier** | | |
| The Site is not identified within the Local character significance sub-category. As such, this criteria is not applicable. | | |

## 4.5. Traditional Building Character (Design) Overlay Code – Existing Pre-1946 Dwelling (Proposed Lot 3)

| Performance Outcomes | Acceptable Outcomes | Responses |
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| **If in the Low-medium density residential zone or the Character residential zone, where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short-term accommodation, where not in the Local character significance sub-category** | | |
| **PO1**<br>Development retains buildings constructed in 1946 or earlier in its original setting and complements nearby buildings in the street built in 1946 or earlier. | **AO1.1**<br>Development ensures that any building constructed in 1946 or earlier which is retained is sited at the front of the site at the street frontage. | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The existing pre-1946 dwelling is retained at the front of the site. |
| | **AO1.2**<br>Development for a building which is not on a rear lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest residential buildings constructed in 1946 or earlier fronting the same street.<br>*Note—Additional buildings by way of infill development may be set further back on this site, subject to meeting other code requirements. Where the site contains a building constructed in 1946 or earlier, it should be retained at the front of the site and any new infill placed behind/beside. Sliding a building constructed in 1946 or earlier back with infill at the front of the site is not consistent with desired traditional setting outcomes.* | ☐ **Complies**<br>☐ **Performance Solution**<br>☒ **Not Applicable**<br>The existing dwelling on Proposed Lot 3 is retained at the front of the site and retains an existing 5.5m (approx.) setback consistent with the front setback of adjoining dwellings. |
| **PO2**<br>Development for a garage does not dominate the street frontage or gardens and complements the traditional setting of residential buildings constructed in 1946 or earlier nearby in the street. | **AO2.1**<br>Development for a garage is set back from any road alignment in a position similar to garages located on sites of dwelling houses constructed in 1946 or earlier located nearby in the street. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing car accommodation is built underneath the new dwelling and is to be retained, consistent with garage locations in pre-war houses in the street. |
| | **AO2.2**<br>Development for a garage is integrated into any dwelling house such that it does not dominate the composition of the house or dominate the streetscape. Refer to Figure a.<br>*Note—Not applicable to a dwelling house on a rear lot.* | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing car accommodation is built underneath the new dwelling and is to be retained. |

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| **PO3**<br>Development has a building form and bulk which complements the predominant traditional scale of a dwelling house constructed in 1946 or earlier nearby in the street. | **AO3**<br>Development for a new building or an extension to an existing building uses breaks in form to present as small components similar in scale to that of existing dwelling houses constructed in 1946 or earlier nearby in the street. Refer to Figure b. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing pre-1946 dwelling is retained. No changes proposed. |
| **PO4**<br>Development has a building form which complements the traditional building form and traditional elements, detailing and materials of a residential building constructed in 1946 or earlier nearby in the street. | **AO4.1**<br>Development includes a solid core with attached or integrated lightweight verandah or balcony structure addressing the street. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing pre-1946 dwelling is retained. No changes proposed. |
| | **AO4.2**<br>Development ensures that different floor levels are distinguished in the streetscape through the expression of external elements on the upper and lower levels. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing pre-1946 dwelling is retained. No changes proposed. |
| | **AO4.3**<br>Development for a building which is located at the front of the site, provides habitable space, verandahs and windows that are orientated towards the street. Refer to Figure c. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Front windows and habitable rooms are orientated to the Guthrie Street. |
| | **AO4.4**<br>Development for a dwelling house does not provide for the ground storey to project forward of the upper floor verandah or balcony structure. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing pre-1946 dwelling is retained. No changes proposed. |
| **PO5**<br>Development provides external elements and detailing which:<br>d. reflect traditional elements and detailing and materials;<br>e. reduce building bulk; | **AO5**<br>Development provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels which: | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing pre-1946 dwelling is retained. No changes proposed. |

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| f. form a transition with the external landscape. | d. reflect those of dwelling houses constructed in 1946 or earlier nearby in the street;<br>e. are sufficient to cast shadows;<br>f. provide three-dimensional effects.<br>Refer to Figure d. | |
| **PO6**<br>Development uses:<br>c. materials which reflect the traditional materials used predominantly in residential buildings constructed in 1946 or earlier nearby in the street;<br>d. external materials which reflect the architectural themes of residential buildings constructed in 1946 or earlier, reduce building bulk and form a transition with the external landscape. | **AO6.1**<br>Development uses traditional materials consistent with the predominant traditional materials of the dwelling houses constructed in 1946 or earlier fronting the same street. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing and retained building materials (over Proposed Lot 1) are predominately lightweight timber and tin roofing, consistent with pre-war dwellings in the street. |
| | **AO6.2**<br>Development uses roof materials similar to the roof materials on dwelling houses constructed in 1946 or earlier nearby in the street. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing pre-1946 dwelling house, including roof materials, is retained on Proposed Lot 3. |
| | **AO6.3**<br>Development ensures that:<br>c. for dwelling houses lightweight materials predominate;<br>d. if masonry is used, it is rendered or painted and used in conjunction with other more lightweight materials, in order to define the upper and lower levels. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>Refer to response to AO6.1. |
| **PO7**<br>Development provides roof forms which complement traditional roof styles of residential buildings constructed in 1946 or earlier that are located nearby in the street in terms of roof pitch and proportion. | **AO7.1**<br>Development provides roof forms which are one or more of a combination of pyramids, hips or gables of similar pitch and proportions to those of dwelling houses constructed in 1946 or earlier nearby in the street. | ☒ **Complies**<br>☐ **Performance Solution**<br>☐ **Not Applicable**<br>The existing dwelling retains its traditional gable and hip roof form, which is consistent in form and pitch with nearby dwellings in the precinct. |
| | **AO7.2** | ☒ **Complies** |

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| | Development includes eaves that are of similar proportions to eaves on dwelling houses constructed in 1946 or earlier nearby in the street. | ☐ **Performance Solution**<br>☐ **Not Applicable**<br>Existing roof form, including eaves, are retained. Refer to response to AO5. |
| **Additional performance outcomes and acceptable outcomes if in the Character residential zone where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short term accommodation, where not in the Local character significance sub-category** | | |
| The Site is not identified within the Character residential zone. As such, this criteria is not applicable. | | |
| **Additional performance outcomes and acceptable outcomes in the Latrobe and Given Terraces neighbourhood plan area** | | |
| The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable. | | |
| **Additional performance outcomes and acceptable outcomes if a pre-1911 building where in the Latrobe and Given Terraces neighbourhood plan area** | | |
| The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable. | | |
| **Additional performance outcomes and acceptable outcomes if in the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct** | | |
| The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable. | | |
| **Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category** | | |
| The Site is not identified within the Local character significance sub-category. As such, this criteria is not applicable. | | |
| **Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category where on a site containing a residential building constructed in 1946 or earlier** | | |
| The Site is not identified within the Local character significance sub-category. As such, this criteria is not applicable. | | |

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