

Rural zone code

Purpose	
(1) The purpose of the rural zone is to: a. provide for rural uses and activities; and b. provide for other uses and activities that are compatible with: i. existing and future rural uses and activities; and ii. the character and environmental features of the zone; and c. maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.	
Overall outcomes	GPC Response
(2) The purpose of the zone will be achieved through the following overall outcomes:	
a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: i. Theme 2: Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices; ii. Theme 3: Brisbane's clean and green leading environmental performance, Element 3.1 – Brisbane's environmental values; iii. Theme 5: Brisbane's CityShape, Element 5.6 – Brisbane's Greenspace System.	Complies Development in the zone supports the implementation of the policy direction set out in the Strategic Framework. Specifically: • Theme 2 – Brisbane's outstanding lifestyle (Element 2.2 – Housing and accommodation choices): The proposal does not introduce any residential built form. As such, it maintains the existing rural residential character of the surrounding area and does not place additional demand on housing supply or alter established lifestyle outcomes. • Theme 3 – Brisbane's clean and green leading environmental performance (Element 3.1 – Environmental values): The development does not involve any alteration to the existing environment. There is no fragmentation or removal of vegetation associated with the boundary realignment, ensuring that existing environmental values are preserved. • Theme 5 – Brisbane's CityShape (Element 5.6 – Greenspace System): As no physical development or vegetation clearing is proposed, the integrity of the greenspace system is retained. The boundary

	realignment does not impact existing green corridors or open space networks.
b. Development provides for primary production uses, as well as some broad hectare and low-intensity uses where they have a low environmental impact, support the rural setting and contribute towards Brisbane's fresh food and produce consumed in the city.	Complies The proposed development is limited to a boundary realignment and does not introduce any new uses or built form on the land. As such, existing and potential primary production activities will not be affected. The realignment maintains the rural character of the area while supporting appropriate land use separation, particularly between residential and protected areas. Overall, the development is consistent with low-impact outcomes that support the rural setting and ongoing agricultural capability of the land.
c. Development does not limit the ongoing operation of both an existing or future rural use or primary production activity through the intrusion of an incompatible use, including rural residential development.	Complies The proposed boundary realignment does not prohibit the existing uses to continue their uses.
d. Development conserves and protects an area suitable for primary production from fragmentation or alienation or from built forms of development that do not support the agricultural capability of the land.	Complies The proposed development is limited to a boundary realignment and will not introduce any new built form. The realignment will consolidate the predominantly protected area into a single lot, reducing fragmentation and supporting the preservation of its environmental and primary production values. In addition, the adjustment will clearly separate residential lots from the protected area, helping to minimise potential land use conflicts. Overall, the development supports the ongoing conservation and appropriate use of the land in line with its capability.
e. Development for a residential use only comprises a predominantly 1 or 2 storey dwelling house which is located on an appropriately sized lot.	Not applicable Proposed development does not include residential uses.
f. Development for rural workers' accommodation may be located on land used for rural purposes which requires non-resident worker.	Not applicable Development does not include rural worker's accommodation uses.
g. Development for a dwelling house or rural workers' accommodation is designed and sited to respect the rural values, amenity and identity of the Rural zone.	Not applicable Development does not include residential/rural workers accommodation uses.

h. Development for a home-based business may operate in a dwelling house and is of a scale and nature that protects the amenity of adjoining residents.	Not applicable Development does not include a home based business.
i. Development facilitates the establishment of a wide range of rural uses, including animal husbandry, cropping, intensive animal industry, roadside stall, wholesale nursery and winery.	Not applicable Development does not include a new rural use.
j. Development for the rural uses of animal keeping, aquaculture, intensive horticulture or outdoor sport and recreation may be accommodated in the Rural zone.	Not applicable Development does not include a new rural use.
k. Development for an agricultural supplies store, bulk landscape supplies, emergency services, garden centre, market, service station or veterinary service: i. is located on a district road or suburban road (or a motorway or arterial road only, if a service station); ii. supports existing concentrations of centre-type activities.	Not applicable Development does not include new built form/structures.
l. Development carefully manages the visual impact of clearing, building design and construction, materials, access ways and other aspects of development and land use to be consistent with its rural setting.	Not applicable Development does not include new built form/structures.
m. Development protects and enhances semi-natural and natural habitats and rural landscape values through appropriate design, construction and operation of development.	Not applicable Development does not include new built form/structures.
n. Development for a low-impact activity such as outdoor sport and recreation or a home-based business such as a farm stay, is accommodated in a suitable location where it does not compromise the long-term use of the land for rural activities.	Not applicable Development does not include a new rural use.
o. Development for a place of public worship, retirement facility, residential care facility or other intensive land use is not accommodated as their size, bulk and visual impact detracts significantly from the rural landscape character and primary production values of lands.	Not applicable Development does not include a new use.
p. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific	Not applicable Development does not include any physical changes to the existing environment, resulting in no impact to the area.

characteristics, as identified by overlays affecting the site or in codes applicable to the development.

Note—A minimum lot size of 100ha applies to reconfiguration of a lot for lands in the Regional Landscape and Rural Production Area of the SEQ Regional Plan 2009-2031 in which a large proportion of this land is located.

Note—Where shown on the Extractive industry overlay map, extractive industry will be accommodated. Refer to section 5.10.

Airport environs overlay code

Table 8.2.2.3.A —Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Section A – If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories		
General		
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	AO1 Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought	Complies with AO1 Proposed boundary realignment does not penetrate or create physical obstruction into the OLS, height restriction zone or PANS-OPS.
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.	AO2 Development does not emit into the OLS or height restriction zone: a. a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; b. smoke, dust, ash, steam or other airborne particulate.	Complies with AO2 Proposed boundary realignment does not emit any harmful particles into the OLS or height restricted zone.
Additional performance outcomes and acceptable outcomes if involving air service		
PO3	AO3	Not applicable Development does not involve air services.

Performance outcomes	Acceptable outcomes	GPC Response
Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	
Section B—If in the Bird and bat strike zone sub-categories		
PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	AO4.1 Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats.	Not applicable Subject land is not within the BBS zone.
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	Not applicable Subject land is not within the BBS zone.
Section C—If in the Public safety area sub-categories		
PO5 Development does not expose or increase the risk to public safety.	AO5.1 Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.	Not applicable Subject land is not within the Public safety area.
	AO5.2 Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	Not applicable Subject land is not within the Public safety area.
Section D—If in the Light intensity sub-categories		
PO6 Development ensures that buildings and	AO6.1 Development ensures that outdoor lighting:	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
structures do not adversely impact airport operations or interfere with pilot vision.	does not imitate the format of approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length; does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories. Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator.	Subject land is not within the Light intensity sub-categories.
	AO6.2 Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve: a. coloured flashing or sodium lighting; or b. glare or upward shining lights; or c. flare plumes.	Not applicable Subject land is not within the Light intensity sub-categories.
Section E—If in the Aviation facilities sub-categories		

Performance outcomes	Acceptable outcomes	GPC Response
PO7 Dev Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility. Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.	AO7 Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that: - transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or - contains a reflective surface that will interfere with the functioning of the aviation facility. Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. The SPP guidance: Strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.	Not applicable Subject land is not within the Aviation facilities sub-category.
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories		
PO8 Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in Table 8.2.2.3.B. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO8.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation located in the ANEF 20-25 sub-category: - provides external windows and doors which are acoustically rated to a minimum of Rw 30; - ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45;	Not applicable Subject land is not within the ANEF contour sub-category.

Performance outcomes	Acceptable outcomes	GPC Response
	c. ensures that external walls are acoustically rated to a minimum of Rw 50.	
	AO8.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park located in the ANEF 25-30 sub-category: a. provides external windows and doors which are acoustically rated to a minimum of Rw 30; b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; c. ensures that external walls are acoustically rated to a minimum of Rw 50	Not applicable Subject land is not within the ANEF contour sub-category.
	AO8.3 Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	Not applicable Subject land is not within the ANEF contour sub-category.
	AO8.4 No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.	Not applicable Subject land is not within the ANEF contour sub-category.
	AO8.5 Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.	Not applicable Subject land is not within the ANEF contour sub-category.
PO9 Development for a sensitive use is appropriately located to prevent inappropriate exposure to very	AO9.1 Development for a caretaker's accommodation, childcare centre, community care centre,	Not applicable Subject land is not within the ANEF contour sub-category.

Performance outcomes	Acceptable outcomes	GPC Response
high levels of aircraft noise.	community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	
	AO9.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	Not applicable Subject land is not within the ANEF contour sub-category.

Biodiversity areas overlay code

Table 8.2.4.3.A — Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Section A – If for a dwelling house or associated filling or excavation		
PO1 Development is within a single development footprint sited to: a. minimise the clearing and fragmentation of native vegetation, including any vegetative growth and material of vegetative origin, whether living or dead, including trunks, branches, stems, leaves, fruits and flowers, and ecological features within the Biodiversity areas overlay; b. maximise the extent of habitat restoration of areas of strategic biodiversity value within the High ecological significance sub-category or the High ecological significance strategic sub-category on the Biodiversity areas overlay. Note—An ecological assessment prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A development footprint may be used to fulfil recommendations of an ecological assessment. A development footprint plan can be shown on a plan of survey or be part of approved development.	AO1.1 Development ensures that the dwelling house is contained within a single development footprint plan, that minimises the proportion of the development footprint within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category. Note—Where there is no approved development footprint plan, a development footprint plan is to be prepared to support this acceptable outcome and this plan forms part of the approved development.	Not applicable Development does not propose a dwelling house or associated filling or excavation.
	AO1.2 Development ensures that the dwelling house is contained within a single development footprint plan, no greater than: a. 1000m² where in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, High density residential zone or the Character residential zone; or b. 2500m² where in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone, as shown in Figure a.	Not applicable Development does not propose a dwelling house or associated filling or excavation.

Performance outcomes	Acceptable outcomes	GPC Response
	AO1.3 Development ensures that management of vegetation undertaken to reduce risk from bushfire hazard, as demonstrated through a Bushfire Management Plan, occurs within a single bushfire management footprint plan no greater than 1500m ² which adjoins the development footprint plan. Refer to Figure c.	Not applicable The proposed development relates solely to a boundary realignment and does not involve any physical works or changes to the existing landscape or vegetation. As no additional development footprint or vegetation clearing is proposed, the existing bushfire management arrangements and footprint remain unchanged. Accordingly, no new bushfire management footprint plan is required in association with the proposed boundary realignment.
PO2 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands are protected to ensure their long-term viability.	AO2 Development ensures that the development footprint plan conserves ecological features including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value and wetlands in a spatial configuration which: a. conserves areas within the High ecological significance sub-category or the High ecological significance strategic sub-category that connect habitat; b. maximises the size and consolidates areas to be conserved for biodiversity purposes on site; c. provides connectivity between areas to be conserved for biodiversity purposes on site;	Not applicable Development does not propose a dwelling house or associated filling or excavation.

Performance outcomes	Acceptable outcomes	GPC Response
	d. excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration.	
Section B – If for filling or excavation		
PO3 Filling or excavation protects the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category and the General ecological significance strategic sub-category ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas with strategic biodiversity value, and wetlands, and mitigates the impact on ecological processes. Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome.	AO3 Development ensures that filling or excavation, other than where directly associated with habitat restoration, is contained within an area located entirely outside of: a. the High ecological significance sub-category; b. the High ecological significance strategic sub-category; c. the General ecological significance sub-category; d. the General ecological significance strategic sub-category; e. the tree protection zone of non-juvenile koala habitat trees as shown in Figure b. Note—A tree survey prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of acceptable outcome (e).	Not applicable Development does not propose associated filling or excavation.
Section C		
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category		
PO4 Development ensures that ecological features and	AO4.1 Development:	Not applicable The proposed development, being a boundary

Performance outcomes	Acceptable outcomes	GPC Response
ecological processes, koala habitat trees, areas of strategic biodiversity value, waterways and wetlands within the High ecological significance sub-category or the High ecological significance strategic sub-category are protected, conserved and restored to ensure the area's long-term viability. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	a. ensures that the development footprint, including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the High ecological significance sub-category or the High ecological significance strategic sub-category; or b. complies with AO4.2, AO4.3 and AO4.4. AO4.2 Development ensures that the development footprint, design and layout are informed by an ecological assessment which: a. identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands; b. identifies the likely impacts of the development to biodiversity; c. outlines how any potential impacts on biodiversity will be avoided and mitigated. Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy. AO4.3	realignment only, does not involve any built form, physical works, or operational activities that would impact ecological features or processes within areas of High ecological significance or High ecological significance (strategic). As such, there is no disturbance to koala habitat trees, areas of strategic biodiversity value, waterways, or wetlands. Notably, the realignment outcome groups areas of high ecological significance to the northern portion of the site into a single lot. This consolidation supports improved protection, management, and long-term conservation of biodiversity and ecological values, thereby reinforcing the ongoing viability of these areas.

Performance outcomes	Acceptable outcomes	GPC Response
	Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees and wetlands in a spatial configuration which: a. conserves areas within the High ecological significance sub-category or the High ecological significance strategic sub-category that connect habitat or areas of strategic biodiversity value which have the capacity to connect habitat upon being restored; b. maximises the size and consolidates areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; c. provides connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; d. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; e. minimises fragmentation by infrastructure; f. includes a single development footprint plan for each new residential lot to be created which is: i. 1000m² or less where on a lot in the Low density residential zone,	

Performance outcomes	Acceptable outcomes	GPC Response
	the Low-medium density residential zone, the Medium density residential zone, the High density residential zone or the Character residential zone; ii. 2500m² or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; g. Excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy. AO4.4 Development is designed to minimise edge effects by locating land uses compatible with the long-term preservation of biodiversity adjacent to areas within the High ecological significance sub-category or the High ecological significance strategic sub-category, including: a. esplanade roads and pathways; b. landscaping or habitat restoration areas consisting of local indigenous plant species; c. open space land uses; d. employee or communal recreation areas;	

Performance outcomes	Acceptable outcomes	GPC Response
	e. stormwater management infrastructure where adopting water sensitive urban design solutions. Note—Guidance on development design to minimise edge effects is included in the Biodiversity areas planning scheme policy.	
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category, where involving a new road		
PO5 Development for a road is designed and constructed to facilitate the safe movement of native fauna.	AO5 Development incorporates location-specific wildlife movement solutions, on any roads which dissect an area within the High ecological significance sub-category or the High ecological significance strategic sub-category. Note—Locations for wildlife movement solutions may be indicated on the Streetscape hierarchy overlay mapping. Guidance on wildlife movement infrastructure is included in the Infrastructure design planning scheme policy	Not applicable Proposed development does not propose a new road.
If a site is wholly or partly in the General ecological significance sub-category or the General ecological significance strategic sub-category		
PO6 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands within the General ecological significance sub-category or the General ecological significance strategic sub-category area are protected, conserved and restored to ensure the area's long-term viability. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose	AO6.1 Development: a. ensures that the development footprint including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the General ecological significance sub-category or the General ecological significance strategic sub-category; or b. Complies with AO6.2 and AO6.3	Not applicable Subject land is not mapped within the General ecological significance sub-category or the General ecological significance strategic sub-category.

Performance outcomes	Acceptable outcomes	GPC Response
of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	AO6.2 Development ensures that the development footprint, design and layout are informed by an ecological assessment which: a. identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands; b. identifies the likely impacts of the development to biodiversity; c. outlines how any potential impacts on biodiversity will be avoided and mitigated. Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy. AO6.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, waterways and wetlands in a spatial configuration which: a. maximises the size and consolidates areas of strategic biodiversity value to be conserved for biodiversity purposes on	

Performance outcomes	Acceptable outcomes	GPC Response
	site and in combination with adjoining sites; b. maximises connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; c. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; d. minimises fragmentation by infrastructure; e. includes a single development footprint plan for each new residential lot to be created which is: i. 1000m² or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, or the Character residential zone; or ii. 2500m² or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; f. Excludes filling or excavation from areas to be conserved for biodiversity except where it is directly associated with habitat restoration or revegetation works. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.	

Performance outcomes	Acceptable outcomes	GPC Response
If a site is wholly or partly in the Koala habitat area sub-category, where not in the High ecological significance sub-category, High ecological significance strategic sub-category, General ecological significance sub-category or General ecological significance strategic sub-category		
PO7 Development is located and designed to protect and enhance koala habitat by: a. reducing threats to resident and transient koalas; b. protecting the maximum number of non-juvenile koala habitat trees in the Koala habitat area sub-category; c. consolidating and maximising the size of areas to be conserved on site and in combination with adjoining sites; d. minimising the edge-to-area ratio of areas to be conserved, to limit edge effects; e. providing connectivity and safe koala movement between koala habitat areas. f. minimising fragmentation by infrastructure, particularly roads; g. excluding filling or excavation from areas to be conserved. Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	AO7.1 Development ensures that the development footprint, design and layout, including roads, are informed by an ecological assessment which identifies koala habitat trees, movement corridors and the likely impacts to koala habitat as a result of the development. Note—Guidance on identifying koala habitat, completing an ecological assessment and designing development to protect koalas is included in the Biodiversity areas planning scheme policy. AO7.2 Development ensures that the development footprint, design and layout: a. protects non-juvenile koala habitat trees; b. maximises the size and consolidates areas to be conserved as koala habitat on site and in combination with adjoining sites; c. maximises connectivity between non-juvenile koala habitat trees which will be conserved on site and with adjoining sites; d. excludes filling or excavation from the tree protection zone of non-juvenile koala habitat trees. Refer to Figure b. AO7.3 Development ensures that landscaping and open space areas incorporate koala habitat trees.	Not applicable The subject land is not mapped within the Koala habitat area sub-category.
PO8 Development design and layout facilitates the safe	AO8.1	

Performance outcomes	Acceptable outcomes	GPC Response
movement of koalas through the landscape.	Development ensures that fencing or other barriers are designed to allow safe koala movement, and to exclude koalas from areas containing domestic or security dogs. Note—Guidance on designing development to protect koalas is included in the Biodiversity areas planning scheme policy. AO8.2 Development incorporates infrastructure solutions which facilitate the movement of koalas across a road which dissects bushland within the Koala habitat area sub-category. Note—Guidance on wildlife movement solutions suited to use by koalas is included in the Biodiversity areas planning scheme policy. Note—Further guidance on wildlife movement solutions is included in the Infrastructure design planning scheme policy.	
If a site is wholly or partly located in the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, other than for a dwelling house		
PO9 Development which has or is likely to have a significant residual impact on a matter of State environmental significance or a matter of local environmental significance, after all reasonable on-site mitigation measures have been or will be undertaken, provides an environmental offset. Note— Environmental offsets are provided in compliance with the Queensland environmental offsets framework and the Offsets planning scheme policy.	AO9 No acceptable outcome is prescribed.	Complies with PO9 The proposal does not trigger the requirement for an environmental offset. No built form or physical development is proposed, and there are no works that would result in a significant residual impact on matters of State or local environmental significance. The development is limited to a boundary realignment, which facilitates the consolidation of areas of high ecological significance within a single lot. This outcome improves long-term environmental management and protection, rather than resulting in environmental impact.

Bushfire overlay code

Table 8.2.5.3.A — Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Section A – If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development: a. minimises the bushfire hazard; b. maximises the protection of life and property from bushfire; c. addresses the bushfire hazard determined by a bushfire hazard assessment; d. where not in compliance with an approved bushfire management plan or development footprint: i. achieves a bushfire attack level that is less than or equal to BAL-29; or ii. achieves a bushfire attack level that is less than or equal to BAL-12.5 if for vulnerable uses, difficult to evacuate uses, assembly uses, essential community infrastructure or involving the handling or storage of hazardous chemicals exceeding amount specified in Table 8.2.5.3.D; or iii. if on a site of an existing premises and not a vulnerable use, difficult to evacuate use, assembly use, essential community infrastructure or involving the handling or storage of hazardous	AO1.1 Development is designed and sited in compliance with: a. an approved bushfire management plan relevant to the full nature of the uses, which identifies the level of bushfire hazard and the location of hazardous vegetation affecting the development; or b. an approved development footprint identifying the development footprint plan and bushfire management footprint plan; or c. a bushfire hazard assessment and bushfire management plan prepared in accordance with the Bushfire planning scheme policy which: i. is undertaken by a suitably qualified person with technical expertise in the field of bushfire hazard identification and mitigation; ii. determines the relevant bushfire attack level for that part of the site in which development is proposed; iii. identifies the location of hazardous vegetation that poses a bushfire risk to the development.	Complies with PO1 The proposed development comprises a boundary realignment only and does not involve any built form, physical works, or changes to the existing environment or its surrounds. As such, the proposal does not alter or introduce any elements that would influence bushfire behaviour, hazard levels, or risk exposure. There is no development footprint, infrastructure, vegetation clearing, or land disturbance proposed that could increase bushfire hazard or risk to life or property. Given the absence of operational or physical development, a bushfire hazard assessment, bushfire management measures, or bushfire attack level (BAL) considerations are not triggered or required in this instance. Accordingly, the proposal does not create any additional bushfire risk and maintains the existing bushfire conditions of the site.

Performance outcomes	Acceptable outcomes	GPC Response
in Table 8.2.5.3.D: A. does not extend beyond the bounds of the existing development footprint; B. does not increase the GFA by 10% or 100m², whichever is the greater; C. does not involve a new use on the site; D. is supported by a bushfire risk assessment prepared by a suitably qualified person with technical expertise in the field of bushfire hazard identification and mitigation, which demonstrates that the bushfire risk is acceptable. Note—Bushfire hazard is generally assessed based on the vegetation existing on site, adjacent and nearby to the site at the time of application. However, the level of bushfire hazard posed by any areas subject to revegetation or regrowth vegetation is assessed as if that area had reached its mature state. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state. Note—Where a bushfire risk assessment is required it must be carried out in accordance with the State Planning Policy and the National Emergency Risk Assessment Guidelines prepared by the Australian Institute of Disaster Resilience.	Note—Where a bushfire hazard assessment determines that the bushfire hazard for the part of the site in which development is proposed is 'low', no further assessment against this code is required. Note—A 'low' bushfire attack level must not be assumed for development in the Potential impact sub-category and in any areas subject to revegetation or regrowth vegetation even where the area is non-vegetated or vegetation is considered low threat in accordance with AS 3959 Construction of buildings in bushfire-prone areas. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state. Note—A bushfire management plan is to be prepared having regard to any bushfire hazard assessment undertaken to prepare a neighbourhood plan. Note—Any bushfire management zone, asset protection zone or similarly defined area approved as part of a bushfire management plan used for bushfire management purposes is considered to be a bushfire management footprint plan. A building protection zone can compromise both the development footprint plan and the bushfire management footprint plan. AO1.2 Development where not in compliance with an approved bushfire management plan or development footprint identifying the development footprint plan and bushfire management footprint plan: a. achieves a bushfire attack level that is less than or equal to: i. BAL-29; or ii. BAL-12.5 if for vulnerable uses, difficult to evacuate uses, assembly uses, essential community infrastructure or involving the handling or storage of hazardous chemicals exceeding the amount specified in Table 8.2.5.3.D. Note—Bushfire attack level (BAL) is the radiant heat flux that will be experienced during a bushfire and is a measure of heat energy impact	

Performance outcomes	Acceptable outcomes	GPC Response
	expressed as kW/m2. BAL is measured within the area of the nominated development footprint plan and excludes the area of any bushfire management footprint plan.	
If for development other than reconfiguring a lot		
PO2 Development other than an extension to an existing building is sited, designed and maintained taking account of all relevant factors affecting the bushfire hazard on the site, including site topography, aspect, location and type and structure of vegetation to: a. minimise the number of buildings and people working, living or visiting a site exposed to bushfire risk; b. protect life during bushfire; c. increase the survival of buildings and structures during a bushfire; d. minimise bushfire risk from build-up of fuels around buildings and structures. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO2.1 Development is: a. sited in compliance with an approved development footprint identifying the development footprint plan and bushfire management footprint plan or bushfire management plan relevant to the full nature of the use; or b. if there is no approved development footprint identifying the development footprint plan and bushfire management footprint plan or bushfire management plan, where on a lot greater than 10 hectares, located in the area of lowest risk from bushfire on the site; and c. if there is no approved development footprint identifying the development footprint plan and bushfire management footprint plan or bushfire management plan, where on a lot greater than 2,500m²: i. located away from ridgelines in compliance with Figure a; ii. located on land with a gradient less than 15%; iii. preferably located on east- to south-facing slopes and avoiding north- to west-facing slopes unless the slope is	Not applicable Proposed development involves a boundary realignment.

Performance outcomes	Acceptable outcomes	GPC Response
	clear of vegetation and is not located in the High hazard buffer area sub-category or the Medium hazard buffer area sub-category.	
	AO2.2 Development is sited within a building protection zone extending a minimum of 20m from the outermost projection of the main building or any habitable structure or to the maximum extent possible on sites less than 2500m ² where a building protection zone would extend into neighbouring properties; and a. clusters buildings and structures in the building protection zone; b. designs the inner 10m of the building protection zone to maintain a very low fuel state in the first 10m, and a fuel-reduced state to the extent of the building protection zone, in compliance with Figure b and Figure c. Note—The building protection zone includes the dwelling and all ancillary structures and may extend to a road or a building protection zone in an adjoining site.	Not applicable Proposed development involves a boundary realignment.
PO3 Development utilises fencing that: a. does not contribute to the spread of bushfire; b. in an urban area or in proximity to accommodation uses, contributes to reducing bushfire hazard to a building; c. facilitates the safe movement of fauna.	AO3.1 Development for a fence within 20m of any building used for accommodation comprises non-combustible or fire retardant materials.	Not applicable Proposed development involves a boundary realignment.
	AO3.2 Development for a fence: a. incorporates gaps and spacing to allow the safe movement of fauna; or	Not applicable Proposed development involves a boundary realignment.

Performance outcomes	Acceptable outcomes	GPC Response
	b. is designed to enable fauna to climb the fence.	
PO4 Development ensures that the location, siting, and design of development and associated driveways and access routes: a. avoid potential for entrapment during a bushfire; b. facilitate safe and efficient emergency services to access and egress the site during a bushfire; c. enables safe evacuation of the site during a bushfire for site occupants. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	AO4 Development ensures that: a. the length of driveways or access routes does not exceed 70m between the most distant part of any occupied building and the nearest part of the public road; or b. where the length of the driveway or access route exceeds 70m: i. the driveway or private access route design meets the requirements of emergency vehicles in compliance with Table 8.2.5.3.C; ii. the driveway or access route provides all weather access for two-wheel-drive vehicles; iii. where relying on a private access route or driveway longer than 200m to reach a public road, a safe alternative access and egress route is provided.	Not applicable Proposed development involves a boundary realignment.
PO5 Development has adequate road access to the site for emergency vehicles and safe evacuation in a bushfire.	AO5 Development has frontage to a constructed, all-weather public road capable of carrying emergency service vehicles.	Not applicable Proposed development involves a boundary realignment.
PO6 Development makes adequate provision for fire-fighting requirements, including water supply.	AO6 Development ensures that: a. a reliable reticulated water supply and water pressure is available for fire-fighting requirements with water supply and pressure, which is in compliance with the	Not applicable Proposed development involves a boundary realignment.

Performance outcomes	Acceptable outcomes	GPC Response
	standards specified by the relevant utilities provider; or: b. where sufficient reticulated water supply is not available for: i. residential lots, there is a minimum water supply available and retained for fire-fighting purposes in compliance with Table 8.2.5.3.B, which may be in the form of a separate tank or a reserve section as part of a main water supply tank; or ii. development other than for residential lots involving new premises or an existing premises with a gross floor area greater than 50m², on-site water storage is provided which is appropriate to the use, according to the standards specified by the relevant emergency services agency and is not less than 5,000 litres. Note—Water supply for fire fighting is in addition to water supply for household use. Where a non-reticulated supply of water is required, swimming pools, creeks and dams should not be used as a substitute for a dedicated static supply as these sources of water are not reliable during drought conditions.	
PO7 Development ensures that the water supply provided for fire-fighting is safely located and freely accessible for fire-fighting purposes at all times.	AO7 Development, for which sufficient reticulated water supply is not available, provides: a. a water supply outlet located away from any potential fire hazards, such as gas bottles; b. a hardstand area of 11m by 3.5m for fire-fighting vehicles within 2m of the water supply outlet;	Not applicable Proposed development involves a boundary realignment.

Performance outcomes	Acceptable outcomes	GPC Response
	c. tanks on the bushfire hazard side of the buildings with adequate shielding for the protection of fire fighters; d. pumps which are shielded from bushfire hazard; e. an outlet pipe which is 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting); f. that any underground tank for fire-fighting purposes has an access hole of 200mm to allow a tanker to refill direct from the tank; g. that any above-ground water tank is made of concrete or metal and its stand is protected from bushfire hazard; h. that all above-ground water pipes external to the building are metal, including and up to any taps. Note—Plastic tanks are not to be used.	
Additional performance outcomes and acceptable outcomes for all development in the Biodiversity areas overlay if on a site larger than 2,500m²		
PO8 Development through the siting, design, and construction of buildings, access routes and fire maintenance trails, and ongoing site management: a. provides effective separation from sources of bushfire risk; b. responds to the bushfire risk in that location; c. maintains the safety and protection of people and property over time; d. maximises the protection of vegetation in areas of high biodiversity value.	AO8 Development locates building protection zones as shown on Figure b and Figure c, driveways and access routes and any fire maintenance trails: a. outside of the Biodiversity areas overlay; or b. within the existing disturbed, degraded or cleared areas, using natural fire breaks to avoid vegetation clearing and to avoid or otherwise minimise fragmentation or incursions into a habitat area, fauna movement corridor or remnant vegetation.	Not applicable The proposed development is limited to a boundary realignment and does not include any built form, building protection zones, driveways, access routes, or fire maintenance trails. Accordingly, there are no works proposed within the Biodiversity areas overlay, or within any vegetated or habitat areas. The realignment does not involve disturbance, clearing, or fragmentation of vegetation, and therefore does not impact habitat areas, fauna movement corridors, or remnant vegetation.

Performance outcomes	Acceptable outcomes	GPC Response
Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome that ensures: - ongoing site management, such as the bushfire risk to buildings, does not increase beyond the standard to which they have been designed and constructed; - appropriate design and maintenance of the site, and access routes and driveways.		As no physical development is proposed, the existing environmental and biodiversity values of the site are maintained.
Section B – If for assessable development other than ROL		
PO9 Development: - provides for safe and efficient evacuation and emergency services access to the site during a bushfire; - does not concentrate large numbers of people or locate significant worker or resident populations in an area of bushfire hazard; - avoids locating the following uses in an area of bushfire hazard: - vulnerable uses; - difficult to evacuate uses; - assembly uses. Note—This includes consideration of appropriate alternative shelter for vulnerable uses, management of health and wellbeing requirements during evacuation, safe site operation, and access and egress arrangements in bushfire events. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	AO9.1 Development: - does not increase the number of people living, working on or visiting the site by more than 10%; or - increasing the number of people living, working on or visiting the site, or vulnerable uses, difficult to evacuate uses or assembly uses by more than 10%, implements the recommendations of an approved bushfire management plan, which identifies measures that address the identified bushfire risk relevant to the development.	Not applicable Proposed development involves a boundary realignment.
	AO9.2 Development provides alternative access routes that meet the road design requirements of items 1–7 in Table 8.2.5.3.C, for the following: - an extension to existing premises which increases the number of people living, working on or visiting the site by more than 10%; - the introduction of vulnerable, difficult to evacuate or assembly uses.	Not applicable Proposed development involves a boundary realignment.

Performance outcomes	Acceptable outcomes	GPC Response
Additional performance outcomes and acceptable outcomes if involving storage or handling on site of hazardous chemicals in quantities that would be equivalent to or exceed the threshold quantities set out in Table 8.2.5.3.D		
PO10 Development does not cause: a. unacceptable risk to people, property and the environment due to the impact of bushfire on the storage or handling on site of hazardous chemicals; b. excessive danger or difficulty to emergency services for emergency response or evacuation.	AO10 Development for storage or handling of hazardous chemicals: a. is not located within the bushfire overlay; or b. complies with an approved bushfire management plan prepared in accordance with the Bushfire planning scheme policy which identifies measures that ensure the development: i. mitigates the bushfire risk relevant to the development; ii. does not pose an unacceptable risk to people, public health and safety or risk environmental harm; iii. does not present significant difficulties to emergency services for emergency response or evacuation. Note—Bushfire management plans and site-based risk assessments are prepared in accordance with the Bushfire planning scheme policy. Guidance on the preparation of a hazard and risk analysis is provided in the Industrial hazard and risk assessment planning scheme policy. Note—Any risk mitigation measures, including construction of underground tanks or fire-protected above-ground tanks or package stores, are in compliance with AS 1940-2004 The storage and handling of flammable and combustible liquids.	Not applicable Proposed development does not include the handling of hazardous chemicals.
Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO11 Development for essential community infrastructure is located, designed and sited to:	AO11 Development for essential community infrastructure:	Not applicable Proposed development does not include essential community infrastructure.

Performance outcomes	Acceptable outcomes	GPC Response
a. protect the safety of people during a bushfire; b. not create or increase the exposure of people to an unacceptable risk from a bushfire; c. minimise the risk to vulnerable populations from a bushfire; d. mitigate the impacts on the community and environment from the effects of a bushfire on the development.	a. is ancillary to and not relied on for the provision of the essential service during a bushfire; or b. implements an approved bushfire management plan prepared in accordance with the Bushfire planning scheme policy which identifies measures that: i. ensure the development allows for safe and efficient emergency access and site evacuation during a bushfire; ii. do not pose an unacceptable risk to people on a premises during a bushfire; iii. ensure the development is not at risk of failure during a bushfire which results in health or safety risks or adverse environmental impacts; iv. enable people and property to be defended safely and effectively from a bushfire.	
PO12 Development for essential community infrastructure is able to function effectively during and immediately after bushfire events.	AO12 Development for essential community infrastructure: a. is ancillary to and not relied upon for the provision of the essential service during a bushfire; or b. containing elements vital to the function of the essential service during a bushfire is not located in the Bushfire overlay area; or c. implements an approved bushfire management plan prepared in accordance	Not applicable Proposed development does not include essential community infrastructure.

Performance outcomes	Acceptable outcomes	GPC Response
	with the Bushfire planning scheme policy which identifies measures that ensure that: i. essential community infrastructure is able to function during bushfire events; ii. access necessary to maintain safety or function of the development is not compromised by a bushfire; iii. mitigation measures are not unduly reliant on human activation to respond to a bushfire; iv. the safe storage of valuable records or items of cultural or historical significance, including storage of public records under the <i>Public Records Act 2002</i>, is able to be maintained during a bushfire event.	
Additional performance outcomes and acceptable outcomes if for landscaping or a park landscape plan is a requirement for development		
PO13 Development provides landscaping that does not create an unacceptable risk to people or property and provides for ongoing management of risk to the development and people from a bushfire.	AO13 Development is in compliance with a landscaping plan which: a. is prepared in compliance with an approved bushfire management plan; b. preserves the requirements of any building protection zone; c. does not increase the exposure of a habitable building not located in a building protection zone to a bushfire hazard. Note—The requirements of a building protection zone are shown in Figure b and Figure c.	Not applicable Proposed development does not include landscaping for a park or a park landscape plan.
PO14	AO14	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
Development for a park is designed so that the park: a. is practical to maintain and requires minimal resources to be restored to its designed function and condition after a bushfire; b. provides for safe and efficient site evacuation and efficient emergency services access avoiding potential for entrapment during a bushfire; c. does not place unacceptable bushfire risk on an adjoining or nearby site, people and assets; d. provides efficient access for fire fighting; e. provides ongoing protection from bushfire for major park assets and buildings. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	Development provides a park landscape plan that complies with a bushfire management plan prepared in accordance with the Bushfire planning scheme policy.	Proposed development does not include landscaping for a park or a park landscape plan.
Section C – If for ROL		
PO15 Development does not materially increase the number of premises exposed to unacceptable risk during bushfire events.	AO15 Development does not materially increase the number of people living or working in the Bushfire overlay area.	Complies with AO15 The proposed development is limited to a boundary realignment and does not introduce any built form or new land uses. As such, it does not attract or accommodate additional residents, workers, or visitors to the site.
PO16 Development is designed to: a. mitigate the risk of bushfire hazard to each lot; b. limit the spread of bushfire;	AO16 Development requires that lot number, size, shape and layout allow for the siting of future buildings within the lowest hazard locations on the site being located:	Complies with AO16 The proposed development is limited to a boundary realignment and does not include any built form. As such, these siting requirements are not triggered.

Performance outcomes	Acceptable outcomes	GPC Response
c. achieve and maintain sufficient separation distance between development and hazardous vegetation to minimise bushfire hazard to future buildings during a bushfire; d. allow for emergency services access; e. locate buildings within a building protection zone Note—Lot size, location, configuration, dimensions and building measures are balanced to achieve an acceptable level of risk to future occupants. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	a. within a building protection zone in accordance with Figure b and Figure c; b. away from ridgelines and hilltop sites in compliance with Figure a; c. on land with a gradient less than 15%; d. preferably on east to south facing slopes and avoiding north to west facing slopes unless the slope is clear of vegetation and is not located in the High hazard buffer area sub-category or Medium hazard buffer area sub-category.	The resulting lot configuration does not constrain the ability for future buildings to be located within lower bushfire hazard areas, in accordance with the relevant provisions.
PO17 Development promotes safe site access, avoids creating a potential entrapment situation and supports accessibility and manoeuvring for fire fighting during bushfires. Note—This includes easements and boundary realignments. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	AO17 Development provides a lot layout which: a. provides direct road access and egress for new lots to public roads, rather than the creation of easements; b. in an urban category, avoids creating a new lot less than or equal to 2,500m² which directly adjoins hazardous vegetation; c. in an urban category, locates a future building protection zone to avoid a driveway of longer than 70m from the road frontage to a habitable building; d. in a rural category, provides for an alternative access where the private access roads or driveways are longer than 200m to reach a public road.	Complies with AO17 The proposed development provides a compliant lot layout. All resulting lots have direct access to public roads, with Lots 1–3 accessing Bunya Street and Lot 4 accessing Flaggy Creek Road. Accordingly, the proposal avoids the need for access easements and maintains appropriate and efficient access and egress arrangements for all lots.
PO18 Development ensures that the road layout and design provides: a. efficient emergency services access to sites	AO18.1 Development involving a new road or fire maintenance trail is designed and constructed in compliance with:	Not applicable Development does not involve any new roads or fire maintenance trails.

Performance outcomes	Acceptable outcomes	GPC Response
and manoeuvring within the subdivision; b. safe and efficient movement of residents, workers and visitors out of the subdivision and away from an approaching bushfire; c. safe and efficient movement of emergency services into the subdivision; d. alternative egress routes considering the most likely bushfire scenarios; e. ongoing availability and maintenance of access and egress routes for the purposes of evacuation and emergency services access. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	a. Table 8.2.5.3.C; or b. an approved bushfire management plan. AO18.2 Development has a road layout and design which: a. provides for alternative access routes to the subdivision, by public roads that meet the requirements in Table 8.2.5.3.C and are able to access the arterial road network; b. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the development from hazardous vegetation; c. does not include dead-end roads or if a dead-end road is unavoidable, it is a maximum of 60m long, or 200m where located in the Environmental management zone, Conservation zone, Rural zone, or Rural residential zone, and an alternative emergency evacuation and egress route away from the most likely source of bushfire risk is provided for lots where multiple road access or exit points are not possible; d. links road within the subdivision to, or provides for future links to roads in adjacent subdivisions. Note—Where staged development occurs or development is in accordance with an approved master plan, a temporary perimeter road may be considered, subject to availability of reticulated water supply.	Not applicable The proposed development is limited to a boundary realignment and does not include any new roads or changes to the existing road network. As such, the road layout and design provisions are not triggered, and the existing access arrangements remain unchanged.
PO19 Development involving new premises provides adequate infrastructure to support fire fighting.	AO19.1 Development involving new premises ensures that:	Not applicable The proposed development does not include new premises.

Performance outcomes	Acceptable outcomes	GPC Response
	a. lots have access to reticulated water supply and water pressure available for fire-fighting requirements with water supply and pressure that accord with the standards specified by the relevant utilities provider; or b. where reticulated water supply is not available for: i. residential lots, there is a minimum water supply available and retained for fire-fighting purposes in compliance with Table 8.2.5.3.B, which may be in the form of a separate tank or a reserve section as part of a main water supply tank; ii. development other than residential lots, onsite water storage is provided which is appropriate to the proposed future use according to the standards specified by the relevant emergency services agency and is not less than 5,000 litres. Note—Water supply for fire-fighting is in addition to water supply for household use. Where a non-reticulated supply of water is required, swimming pools, creeks and dams should not be used as a substitute for a dedicated static supply as these sources of water are not reliable during drought conditions. AO19.2 Development provides fire hydrants in accordance with Central SEQ Distributor-Retailer Authority, Queensland Urban Utilities (incorporating Water Services Association of Australia) standards.	

Performance outcomes	Acceptable outcomes	GPC Response
Section D – If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development where in Potential impact sub-category		
PO20 Development is designed and constructed to reduce vulnerability to bushfire attack and addresses the bushfire hazard by a bushfire hazard assessment that: a. utilises a fit for purpose methodology prepared in accordance with the State Planning Policy – State interest technical manual – Natural hazards, risk and resilience; b. includes the following measures and inputs: i. potential fuel loads for vegetation in its mature state from areas subject to revegetation or regrowth vegetation; ii. a published vegetation hazard classification dataset from the relevant fire authority; iii. forest fire danger index of 54 (AEP 5%); iv. potential flame length; v. potential rate of fire spread. c. is undertaken by a person suitably qualified and experienced with technical expertise in the field of bushfire hazard identification and mitigation, including protection of biodiversity values; d. determines the relevant bushfire attack level for that part of the site in which development is proposed. Note—The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to	AO20.1 Development is designed and sited in compliance with an approved bushfire management plan relevant to the full nature of the uses, which identifies the level of future bushfire hazard and the location of future hazardous vegetation affecting the development. Note—The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.	Not applicable Subject land is not mapped within the Potential impact sub-category.
	AO20.2 Development other than ROL determines bushfire attack level using: a. potential fuel loads for vegetation in its mature state from areas subject to revegetation or regrowth vegetation; Note—In the absence of an approved rehabilitation and revegetation plan refer to Figure d—Regional ecosystem vegetation communities. a. a published vegetation hazard classification dataset from the Relevant fire authority; b. forest fire danger index of 54 (AEP 5%). Note—Revegetation and regrowth vegetation may be planned within the Potential impact sub-category on both private and public lands. The level of bushfire hazard posed by any areas subject to revegetation or regrowth vegetation is to be assessed as if that area had reached its mature state. A ‘low’ bushfire attack level must not be assumed in these locations even where the area is non-vegetated or vegetation is considered low threat in accordance with AS 3959-2009 Construction of buildings in bushfire-prone areas. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.	Not applicable Subject land is not mapped within the Potential impact sub-category.

Performance outcomes	Acceptable outcomes	GPC Response
revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.		

Coastal hazard overlay code

Table 8.2.6.3.A — Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including a secondary dwelling		
PO1 Development involving any habitable or non-habitable part of the dwelling house, including any secondary dwelling, is: a. located and designed to minimise the risk to people and structures from coastal hazards; b. located to minimise amenity impacts, disruption to residents, recovery time and rebuilding and restoration costs after a coastal hazard event.	AO1 Development for a dwelling house including, any secondary dwelling, complies with the flood planning levels in Table 8.2.6.3.B. <i>Editor's note—Information about flooding from storm tide is provided in Council's FloodWise Property Report.</i>	Not applicable Development does not involve a dwelling house or secondary dwelling.
Section B—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house		
PO2 Development other than for a park is located and designed to: a. minimise the risk to all persons from coastal hazards; b. minimise flood damages to the development and contents of buildings; c. provide suitable amenity; d. minimise disruption to residents, recovery time, and rebuilding or restoration costs after coastal hazard events.	AO2 Development achieves minimum flood planning levels consistent with Table 8.2.6.3.C. <i>Editor's note—Information about flooding from storm tide is provided in Council's FloodWise Property Report.</i>	Not applicable The proposed development comprises a boundary realignment only and does not involve any physical works, buildings, earthworks, or changes to site levels. Accordingly, the development will not alter existing coastal hazard conditions, flood behaviour, or drainage patterns on the site. The proposal will not increase the exposure of persons or property to coastal hazards or create additional risk

Performance outcomes	Acceptable outcomes	GPC Response
PO3 Development for a park ensures that the design of the park and location of structures and facilities responds to coastal hazards and balances the safety of intended users with: a. maintaining continuity of operations; b. impacts of flooding on asset life and ongoing maintenance costs; c. efficient recovery after flood events; d. recreational benefits to the city; e. availability of suitable land within the park. Note—The Infrastructure design planning scheme policy provides more detail on standards and specifications for public assets.	AO3 Development involving a building or structure in a park: a. complies with the minimum flood planning levels in Table 8.2.6.3.C; or b. is not located below the 20% AEP storm-tide level if Table 8.2.6.3.C does not apply to the type of structure.	Not applicable The proposed development does not include a park.
Section C—If assessable development other than for a dwelling house		
General		
PO4 Development has access which provides for safe vehicular and pedestrian movement in the development, including emergency services access during and after a coastal hazard event.	AO4 Development locates access points and driveways in the flood free area (or the area of the lowest flood risk) of the site.	Complies with AO4 All access points and driveways to the four proposed lots are located outside the mapped flood area. This ensures safe vehicular access and movement into and out of each lot during flood events
PO5 Development for pedestrian and cyclist paths: a. provides a suitable level of trafficability; b. manages the impacts of flooding on asset life and ongoing maintenance costs; c. balances route availability with recreational and transport connectivity benefits to the city.	AO5.1 Development for off-road pedestrian and cyclist paths: a. is not located in the Erosion prone area – coastal erosion subcategory; or b. complies with the minimum flood planning levels in Table 8.2.6.3.H. Note—If the site is subject to more than 1 type of flooding, the requirement that affords the highest flood planning level will apply.	Not applicable The proposed development does not include pedestrian or cycle paths.

Performance outcomes	Acceptable outcomes	GPC Response
	A05.2 All new on-road cyclist and pedestrian facilities comply with the road flood immunity and trafficability standards for the applicable category of road in Table 8.2.6.3.H or Table 8.2.6.3.I	Not applicable Development does not include new on-road cyclist or pedestrian facilities.
PO6 Development does not: a. impact adversely on the safety or amenity of an adjoining site; b. impact adversely on the ability of others to implement future coastal hazard adaptation actions.	A06 Development does not concentrate, intensify or divert floodwater, erosion impacts or cause nuisance ponding onto other premises.	Complies with A06 Development does not introduce any changes to the landscape or built form of the subject land. Therefore, not intensifying/diverting floodwater, erosion impacts, or other impacts to the site and its surrounds.
PO7 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise the need for flood recovery and economic consequences of damage during a flood.	A07.1 Development ensures that: a. all essential electrical services comply with the flood planning levels in Table 8.2.6.3.C; or b. if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water and all entry points and services are located at or above the relevant flood immunity level in Table 8.2.6.3.C. Note—A basement storage area is a basement-level area for private storage, other than a bike storage room, change room, building maintenance storage and non-critical electrical services.	Not applicable The proposed development comprises a boundary realignment only and does not include any electrical works, buildings, basements, or changes to existing structures. Accordingly, no essential electrical services or basement levels are proposed as part of the application
	A07.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood, provides an appropriately flood protected backup power source for those pumps.	Not applicable Development does not involve a basement.

Performance outcomes	Acceptable outcomes	GPC Response
PO8 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: - protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; - securing above-ground tanks against flotation and lateral movement; - preventing damage to pipework or entry of floodwater into pipework; - preventing damage to or off-site release of packages, drums or containers. Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A pump drainage system is not an acceptable measure to meet the performance outcome.	AO8.1 Development does not include the storage or handling of hazardous chemicals that exceed the hazardous chemicals flood hazard threshold quantities in Table 8.2.6.3.J.	Not applicable Development does not include the storage/handling of hazardous chemicals.
	AO8.2 Development involving the processes listed in Table 8.2.6.3.F is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a coastal hazard. Note—The Management of hazardous chemicals in flood affected areas planning scheme policy sets out further information and processes including risk assessment for the management of hazardous chemicals in coastal hazard areas.	Not applicable Development does not include the storage/handling of hazardous chemicals.
Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO9 Development involving essential community infrastructure: - maintains function during and immediately after a coastal hazard event or is part of a network that is able to maintain the function of the essential community infrastructure without parts of the development which are unable to function during a coastal hazard event; - is designed and sited to avoid adverse impacts on the community or the	AO9 Development involving essential community infrastructure: - is ancillary and is not relied upon for the provision of the essential service during a coastal hazard event; or - is located above the flood immunity levels set out in Table 8.2.6.3.E; - has access to, or provides, the necessary backup emergency electricity and communications supply in times of flood;	Not applicable Development does not include essential community infrastructure.

Performance outcomes	Acceptable outcomes	GPC Response
environment due to the impacts of coastal hazard on infrastructure, facilities or access and egress routes; c. retains site access necessary to maintain function of the development during a coastal hazard event; d. maintains function or is part of a network which is able to remain functional even when other infrastructure may be compromised in a flood event; e. contains mitigation measures which are not entirely dependent on human activation to respond to a flood event.	d. if the essential community infrastructure has a city-wide emergency function, that part of the development is not located in an area that becomes isolated by a flood up to the event listed for that development type in Table 8.2.6.3.E.	
Additional performance outcomes and acceptable outcomes for vulnerable uses, difficult to evacuate uses or assembly uses		
PO10 Development for vulnerable or difficult to evacuate uses and assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by coastal hazard. Note—A coastal hazard risk assessment may be required to address the performance outcome or acceptable outcome that deals with evacuation and isolation arrangements, and the ability to take refuge in place. Editor's note—Further guidance for risk assessment is contained in the Coastal hazard planning scheme policy and the Flood planning scheme policy.	AO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses: a. is not isolated in any event up to the relevant flood planning level as specified in Table 8.2.6.3.D; or b. is supported by a critical route or interim critical route identified in the Critical infrastructure and movement network overlay; or c. can achieve vehicular evacuation to a suitable coastal hazard-free location. Note—A suitable coastal hazard-free location is of a size and nature appropriate to provide for the size and characteristics of the population likely to need evacuation to that area.	Not applicable Development does not include vulnerable uses, difficult to evacuate uses or assembly uses.
Section D—If for reconfiguring a lot		

Performance outcomes	Acceptable outcomes	GPC Response
General		
PO11 Development locates and designs all lots and roads resulting from reconfiguring a lot to: - ensure the safety of people; - minimise damage to property and services; - facilitate safe and efficient evacuation; - avoid isolation during a coastal hazard event; - provide suitable amenity in that it is not frequently flooded or subject to tidal inundation, or nuisance ponding. Note— - Consideration of the 0.2% AEP flood is relevant to determining an acceptable level of safety for development. - Flood warning time is available for storm-tide flooding. - Filling for flood immunity cannot be assumed to mitigate the flood hazard for a flood event greater than the defined flood event.	AO11.1 Development ensures that the road and lot layout does not create new lots isolated by storm-tide flooding at the defined flood event.	Complies with AO11.1 The proposed development ensures that all lots maintain access to the existing public road network and will not result in any lots being isolated by storm-tide flooding during a flood event.
	AO11.2 Development involving reconfiguring a lot ensures flood immunity for all lots is provided in compliance with Table 8.2.6.3.G.	Complies with AO11.2 The proposed development comprises a boundary realignment only with no new roads or physical works proposed. All resulting lots maintain existing flood immunity characteristics and access arrangements, with no change to existing site levels.
PO12 Development that results in 6 lots or less and no new road provides: - land with sufficient flood immunity to construct a dwelling house; - an open space area that is safe and has suitable amenity in that it is not frequently flooded or subject to tidal inundation, nuisance ponding or seepage; - a lot that is not substantially burdened by a stormwater easement or flood mitigation infrastructure;	AO12 Development for reconfiguring a lot that results in 6 lots or less and no new road in the High storm-tide inundation area sub-category or the Medium storm-tide inundation area sub-category provides at least 80% of each new lot at or above the flood planning levels in Table 8.2.6.3.G. Note—This is to ensure that each new lot will not be affected by tidal influences up to the highest astronomical tide event with an allowance for 800mm of sea level increase through climate change. The development will still need to meet the relevant flood immunity standards.	Complies with AO12 The proposed development comprises a boundary realignment only and does not involve any new roads, filling, earthworks, or changes to existing site levels. The reconfigured lots retain the existing landform and flood characteristics of the site, with the development not resulting in any increased storm-tide flood risk.

Performance outcomes	Acceptable outcomes	GPC Response
d. appropriate amenity for any adjoining residential area.		
PO13 Development provides acceptable flood immunity for its purpose that minimises the risk to people from coastal hazard, creates safe access and evacuation routes, minimises damage to property and services, and provides suitable amenity.	AO13 Development involving reconfiguring a lot that results in more than 6 lots or a new road provides flood immunity for: a. all lots in compliance with Table 8.2.6.3.G; b. a new road in compliance with Table 8.2.6.3.H; c. an existing road fronting the development, or providing primary access within 200m of the development, in compliance with Table 8.2.6.3.I. Note—The Flood planning scheme policy contains supporting information about existing roads and serviceability during floods.	Not applicable The proposed development does not include more than 6 lots or any new roads.
PO14 Development involving a new road, bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during storm-tide inundation and allow for emergency access and evacuation.	AO14 Development for a new road provides flood immunity in compliance with Table 8.2.6.3.H.	Not applicable Development does not involve a new road.
PO15 Development for pedestrian and cyclist paths: a. provides a suitable level of trafficability; b. manages the impacts of flooding on asset life and ongoing maintenance costs; c. balances route availability with recreational and transport connectivity benefits to the city.	AO15.1 Development for off-road pedestrian and cyclist paths: a. are not located in the Erosion prone area – coastal erosion subcategory; or b. complies with the minimum flood planning levels in Table 8.2.6.3.H. Note—If the site is subject to more than 1 type of flooding, the requirement that affords the highest flood planning level will apply.	Not applicable Development does not include off-road pedestrian or cyclist paths.

Performance outcomes	Acceptable outcomes	GPC Response
	AO15.2 All new on-road cyclist and pedestrian facilities comply with the road flood immunity and trafficability standards for the applicable category of road in Table 8.2.6.3.H or Table 8.2.6.3.I.	Not applicable Development does not include off-road pedestrian or cyclist paths.
Section E—If for a material change of use, reconfiguration of a lot or operational works on a premises in an erosion prone area in a coastal management district where the chief executive is not identified as a referral agency under the Regulation Editor's note—Examples of development where the chief executive is not identified as a referral agency under the Regulation include operational work for: • interfering with quarry material, as defined under the Coastal Act, on State coastal land above high-water mark; or • disposing of dredge spoil, or other solid waste material, in tidal water; or • constructing an artificial waterway; or • removing or interfering with coastal dunes on land other than State coastal land, where that operational work only involves: • prescribed tidal works in a canal; or • tidal works that is for the installation, maintenance or repair of overhead cables or lines that extend over tidal water; or • for tidal works that is boring or tunnelling under the bed of tidal water, works that do not disturb the bed of the tidal water.		
PO16 Development does not occur in an erosion prone area within a coastal management district unless the development cannot be feasible located elsewhere and is: - coastal dependant development; or - temporary, readily relocatable or able to be abandoned development; or - essential community infrastructure; or - minor redevelopment (as defined in the SPP) of an existing permanent building or structure that cannot be relocated or abandoned. The development mitigates the risks to people and property to an acceptable or tolerable level.	AO16 No acceptable outcome is prescribed.	Not applicable The subject land is not mapped within an erosion prone area.

Critical infrastructure and movement network overlay code

Table 8.2.9.3 — Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Access to air service, detention facilities, emergency services, hospital, port service or residential care facility		
PO1 Development ensures that air service, detention facilities, emergency services, hospital, port service and residential care facilities maintain essential functions and retain transport connections necessary for their function during a natural disaster event.	AO1 Development for air service, detention facilities, emergency services, hospital, port service or residential care facilities: - has direct vehicular access to a critical route or an interim critical route; or - has a hazard-free route (up to and including a 0.05% AEP (2000 year ARI) flood event) to a critical route or an interim critical route during a natural disaster event; or - includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or - where the development cannot access a critical route or an interim critical route during a natural disaster event, the development: - demonstrates that it services a local/district catchment and can continue to service and access that catchment during a natural disaster event; - includes a business continuity plan for the operation of the use or throughout the natural disaster event.	Not applicable Development does not involve an air service, detention facility, emergency service, hospital, port service or residential care facility.
Access to telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation		

Performance outcomes	Acceptable outcomes	GPC Response
PO2 Development ensures that a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation which support a disaster response activity retains necessary access during a natural disaster event to ensure its continued operation.	AO2 Development for a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation: - has direct vehicular access to a critical route or an interim critical route; or - has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or - includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or - has been designed to operate in all flood events without human intervention.	Not applicable Development does not involve access to a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation.
Access by emergency services to medium impact industry, high impact industry or special industry		
PO3 Development for medium impact industry, high impact industry and special industry achieves appropriate access and egress for personnel and emergency services during a natural disaster event.	AO3 Development for medium impact industry, high impact industry or special industry: - has direct vehicular access a critical route or an interim critical route; or - has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or - includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event.	Not applicable Subject land is not zoned within the medium impact industry, high impact industry or special industry.

Commented [GPC1]: Would the easement for powerlink be relevant here?

Flood overlay code

Table 8.2.11.3.A —Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including any secondary dwelling		
Note—Development for a dwelling house does not require assessment against any other sections of this code		
PO1 Development involving any habitable or non-habitable part of a dwelling house, including any secondary dwelling, is located and designed to: a. minimise the risk to people from flood hazard; b. achieve acceptable flood immunity; c. minimise property impacts from a flood event up to and including the defined flood event; d. minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event up to and including the defined flood event.	AO1.1 Development for a dwelling house including any secondary dwelling: a. is not located in the Brisbane River flood planning area 1, 2a or 2b sub-categories or the Creek/waterway flood planning area 1 or 2 sub-categories; or b. is only located in these sub-categories, if a Registered Professional Engineer Queensland certifies that the dwelling house and any secondary dwelling are structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the defined flood event.	Not applicable The proposed development does not include a dwelling house or secondary dwellings.
	AO1.2 Development for a dwelling house and any secondary dwelling complies with the minimum flood planning levels in Table 8.2.11.3.B. Note—If located in an area that has no flood level information available from the Council such as an overland flow path, a Registered Professional Engineer of Queensland with expertise in undertaking flood studies is to certify that the flood level and development levels for the dwelling house and any secondary dwelling achieve the required flood planning levels in Table 8.2.11.3.B.	Not applicable The proposed development does not include a dwelling house or secondary dwellings.
	AO1.3	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
	Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.E. Editor's note—For creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. Note—The Flood planning scheme policy provides guidance on undercroft design.	The proposed development does not include a dwelling house or secondary dwellings.
PO2 Development within the Creek/waterway flood planning area sub-categories or Overland flow flood planning area sub-category: a. maintains the conveyance of flood waters to allow flow and debris to pass predominantly unimpeded through the site; b. does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; c. will not result in a material increase in flood levels or flood hazard on upstream, downstream or adjacent properties.	AO2 Development: a. is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland flow flood planning area sub-category; or b. provides an open undercroft area from natural ground level to habitable floor level for any area inundated by the defined flood event; or Note—This undercroft area is not suitable for providing non-habitable rooms, secure storage of valuables, or future enclosing for storage or car parking. The clear area may include structural elements such as columns and floor substructure. The Flood planning scheme policy provides guidance on undercroft design. Editor's note—An open undercroft design may be achieved through a 'valance' treatment around the perimeter of an otherwise internally clear undercroft. Editor's note—For Creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. c. a flood study from a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that the development in the	Not applicable The proposed development does not include a dwelling house or secondary dwellings.

Performance outcomes	Acceptable outcomes	GPC Response
	Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties. Note—Flood studies demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy and ensure that where an undercroft is required to manage flood impacts it complies with Table 8.2.11.3.E.	
Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house or reconfiguring a lot Note—If development that is accepted development subject to compliance with identified requirements complies		
PO3 Development: a. is compatible with flood hazard in a defined flood event; b. minimises the risk to people from flood hazard; c. does not reduce the ability of evacuation resources including emergency services to access and evacuate the site in a flood emergency, with consideration to the scale of the development; d. minimises impacts on property from flooding; e. minimises disruption to residents, business or site operations and recovery time due to flooding;	AO3 Development for a material change of use is identified in Table 8.2.11.3.C as compatible with the flood hazard in the relevant flood planning area.	Not applicable The proposed development involves reconfiguring a lot (boundary realignment).

Performance outcomes	Acceptable outcomes	GPC Response
f. minimises the need to rebuild structures after a flood event greater than the defined flood event. Note—Where Table 8.2.11.3.C identifies that a flood risk assessment is required, compliance with this performance outcome can be achieved by submitting a flood risk assessment, which may be included within a flood study, addressing the criteria within this performance solution. Preparing flood risk assessments and flood studies is required to be in accordance with the Flood planning scheme policy. Note—An emergency management plan prepared in accordance with the Flood planning scheme policy, which sets out procedures for evacuation due to flooding may be used to demonstrate compliance with this performance outcome.		
PO4 Development for a park ensures that the design of a park and location of structures and facilities responds to the flood hazard and balances the safety of intended users with: a. maintaining continuity of operations; b. impacts of flooding on asset life and ongoing maintenance costs; c. efficient recovery after flood events; d. recreational benefits to the city; e. availability of suitable land within the park.	AO4.1 Development involving a building or structure in a park complies with the flood planning levels specified in Table 8.2.11.3.D.	Not applicable The proposed development involves reconfiguring a lot (boundary realignment).
	AO4.2 Development involving a building or structure in a park where Table 8.2.11.3.D does not apply: a. is not located within the 20% AEP flood extent of any creek/waterway or overland flow path; or b. is located above the 20% AEP flood level of any creek/waterway or overland flow path.	Not applicable The proposed development involves reconfiguring a lot (boundary realignment).
Section C—If accepted development subject to compliance with identified requirements (acceptable outcomes only) for a park or assessable development other than for a dwelling house		
PO5 Development is located and designed to: a. minimise the risk to people from flood hazard on the site; b. minimise flood damage to the development	AO5.1 Development complies with the flood planning levels specified in Table 8.2.11.3.D. Note—If located in an area with no Council-derived flood levels such as an overland flow path, a Registered Professional Engineer Queensland with expertise in undertaking flood studies is to derive	Complies with PO5 The proposed development comprises a boundary realignment only and does not involve any physical works, buildings, filling, excavation, or changes to existing site levels. As such, the development will

Performance outcomes	Acceptable outcomes	GPC Response
and contents of buildings up to the defined flood event; c. provide suitable amenity; d. minimise disruption to residents, recovery time and the need to rebuild structures after a flood event up to and including the defined flood event.	the applicable flood level and certify that the development meets the required flood planning levels in Table 8.2.11.3.D. The study is to demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy. AO5.2 Development is: a. not located in the: i. Brisbane River flood planning area 1, 2a, or 2b sub-categories; ii. Creek/waterway flood planning area 1 or 2 sub-categories; iii. Overland flow flood planning area sub-category; or b. only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that: i. the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and ii. the risk to people is managed to an acceptable level.	not alter the flood hazard characteristics of the site or increase flood risk to people or property. Existing amenity, flood behaviour, and recovery conditions for each lot will remain unchanged.
PO6 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise flood recovery and economic consequences of	AO6.1 Development ensures that: a. all areas containing essential electrical services comply with the flood planning levels in Table 8.2.11.3.D; or	Not applicable The proposed development does not include any built form that need to comply with the flood planning levels in Table 8.2.11.3.D, and does not include a basement.

Performance outcomes	Acceptable outcomes	GPC Response
	b. if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water with all entry points and services located at or above the relevant flood planning level in Table 8.2.11.3.D. Note—A basement storage area does not include a bike storage room, change room, building maintenance storage and non-critical electrical services.	
	AO6.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a secondary pump system with a backup power source for the pump.	Not applicable Development does not include a basement.
PO7 Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development.	AO7.1 Development: a. does not block, or divert floodwaters for any area affected by creek/waterway or overland flow flooding, excluding storm-tide flooding and Brisbane River flooding sources; or b. does not result in a material increase in flood level or hydraulic hazard on upstream, downstream or adjacent properties. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.	Not applicable The proposed development does not include any built form or changes to the existing landscape that would affect the flood levels.
	AO7.2	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
	Development retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows.	The proposed development does not alter the existing overland flow paths as no changes to the landscape are suggested.
	A07.3 Development which creates a new overland flow path or significantly modifies an existing overland flow path via earthworks does not materially worsen hydraulic hazard on the site from existing conditions. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.	Not applicable Development does create or modify any overland flow paths as there are no physical changes to the subject land suggested.
PO8 Development for filling or excavation in an area affected by creek/waterway flooding does not directly, indirectly or cumulatively cause any material increase in flooding or hydraulic hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain. Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy. Note—This part of the code applies to all development other than a dwelling house and any secondary dwelling which involves filling or excavation, whether or not the development application comprises a separate development application for operational work involving filling or excavation.	A08 Development ensures that no filling or excavation greater than 100mm is located in the Creek/waterway flood planning area 1, 2 or 3 sub-categories if contained in the 5% AEP flood extent of any Creek/waterway flood planning area sub-category for which no waterway corridor has been mapped in the Waterway corridors overlay.	Not applicable The proposed development does not include any filling or excavation.
PO9 Development ensures that the building and site design: maintains the conveyance capacity of existing overland flow paths and creek/waterways;	A09.1 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub-category:	Not applicable Development does not involve an Undercroft.

Performance outcomes	Acceptable outcomes	GPC Response
b. ensures floodwaters and flood debris can pass predominantly unimpeded under a structure or building to minimise property or building damage, including for a flood larger than the defined flood event; c. mitigates flood impacts by ensuring that filling, excavation and location of services are designed to allow for the conveyance of floodwater across the site. Note—The Flood planning scheme policy provides guidance on relevant considerations in determining minimum undercroft clearances and treatment of ground level in undercroft areas where floodwater conveyance is required underneath development.	a. complies with the minimum building undercroft clearance requirements in Table 8.2.11.3.E; b. not located directly above any part of a waterway corridor as mapped in the Waterway corridors overlay.	
	AO9.2 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub category: a. has a ground level within the undercroft area that is free draining; b. does not involve excavation below ground level of more than 300mm within the undercroft area.	Not applicable Development does not involve an Undercroft.
PO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by flood hazard, in order to: a. protect safety of users and emergency services personnel; b. support efficient emergency services access and site evacuation with consideration to the scale of development. Note—A flood risk assessment may be required to address the performance outcomes or acceptable solutions which deal with evacuation and isolation arrangements, and the ability to take refuge. The Flood planning scheme policy provides information for undertaking flood risk assessments.	AO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses: a. is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.L and Table 8.2.11.3.D; or b. has direct vehicle access to a critical route or interim critical route in the Critical infrastructure and movement network overlay for evacuation in a flood; or c. can achieve vehicular evacuation to a suitable flood-free location. Note—A suitable flood-free location is of a size and nature sufficient to provide for the size and characteristics of the population likely to need evacuation to that area.	Not applicable The proposed development does not include a vulnerable use or assembly uses.
PO11	AO11.1	Complies with AO11.1

Performance outcomes	Acceptable outcomes	GPC Response
Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads.	Development provides an access or driveway into the site which is: a. trafficable during the defined flood event; b. not located in the Creek/waterway flood planning area 1 sub-category; c. not located in the Overland flow flood planning area sub-category if the hydraulic hazard is unsafe in the defined flood event; d. the access or driveway is not inundated by a 10% AEP flood.	Access to each proposed lot is provided via the existing public road network, with access points not interrupted by flooding during the defined flood event. The development does not propose any new driveways or changes to existing access arrangements.
	AO11.2 Development located in the Creek/waterway flood planning area 1, 2, 3 or 4 sub-categories locates any disabled access in the highest part of the site. Note—explanation of hydraulic hazard provided in the Flood planning scheme policy.	Not applicable The subject land is not mapped within the Creek/waterway flood planning areas.
PO12 Development involving a new road, a bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during a flood and allow for emergency access.	AO12 Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.	Not applicable Development does not involve a new road.
PO13 Development for pedestrian and cyclist paths: a. provides a suitable level of trafficability; b. manages the impacts of flooding on asset life and ongoing maintenance costs; c. balances route availability with recreational and transport connectivity benefits to the city.	AO13.1 Development for cyclist and pedestrian facilities other than on public roads, including those traversing through a park and adjacent to a watercourse and overland flow path, are located above the 39% AEP (2 year ARI) flood immunity from all flooding sources. Note—If the site is subject to more than one type of flooding, the requirement that affords the greatest level of protection will apply	Not applicable Development does not include any new cyclist or pedestrian facilities.
	AO13.2	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
	All new on-road cyclist and pedestrian facilities comply with the flood planning levels and trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K.	Development does not include any new cyclist or pedestrian facilities.
PO14 Development which increases the residential population within the Brisbane River flood planning area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time.	AO14 Development in the Brisbane River flood planning area sub-categories in areas where the 1% AEP flood level is greater than 12.8m AHD involving: a. an increase in the number of residential dwellings; or b. additional residential lots is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event. Note—Explanation of a hydraulic hazard is provided in the Flood planning scheme policy	Not applicable The proposed development does not include an increase in the number of residential dwellings or additional residential lots.
Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO15 Development involving essential community infrastructure: a. remains functional to serve community need during and immediately after a flood event, or is part of a network that is able to maintain the function of the essential community infrastructure when parts of the development are unable to function during or after a flood; b. is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes;	AO15 Development involving essential community infrastructure: a. is ancillary to and not relied upon for the provision of the essential service during a flood; or b. is located above the flood planning levels in Table 8.2.11.3.G; c. has access to or provides the necessary back-up emergency electricity and communications supply in times of flood; d. is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the flood event listed for the development type in Table 8.2.11.3.G;	Not applicable Development does not involve essential community infrastructure.

Performance outcomes	Acceptable outcomes	GPC Response
c. is able to remain functional or is part of a network which is able to remain functional even when other infrastructure or services (such as electricity supply) may be compromised in a flood event; d. contains mitigation measures which are not entirely dependent on human activation to respond to a flood event. Note—Protection of function is required up to and including the flood event in Table 8.2.11.3.G.	e. that services a local area: i. is able to be accessed in times of flood to service local community needs up to the event listed for that development type in Table 8.2.11.3.G; or ii. has a service continuity plan that demonstrates the continued provision of service during the relevant flood event.	
Additional performance outcomes and acceptable outcomes if development involves the processes in Table 8.2.11.3.H		
PO16 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: a. protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; b. securing above-ground tanks for hazardous materials against flotation and lateral movement; c. preventing damage to hazardous materials pipework or entry of floodwater into hazardous materials pipework; d. preventing damage to or off-site release of packages, drums or containers storing hazardous materials. Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A pump drainage system is not an acceptable measure to meet the performance outcome.	AO16 a. Development does not include the storage or handling of hazardous chemicals that exceed the hazardous chemicals flood hazard threshold quantities in Table 8.2.11.3.M. b. Development involving the processes listed in Table 8.2.11.3.H: i. where located in the Flood overlay area, occurs only in the Creek/waterway flood planning area 5 sub-category or the Brisbane River flood planning area 5 sub-category; or ii. is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a flood event. Note—The Management of hazardous chemicals in flood affected areas planning scheme policy sets out further information and	Not applicable Boundary realignment is not included in Table 8.2.11.3.H.

Performance outcomes	Acceptable outcomes	GPC Response
	processes including risk assessment for the management of hazardous chemicals in flood planning areas.	
Additional performance outcomes and acceptable outcomes for reconfiguring a lot		
PO17 Development locates and designs all lots resulting from reconfiguring a lot to: - minimise the risk to people from flood hazard; - minimise damage to property from flood hazard; - facilitate safe and efficient evacuation. Note— - Consideration of all floods up to the probable maximum flood is relevant to minimising the risk to people. - Flood warning time is not considered sufficient in the Creek/waterway planning area sub-categories or the Overland flow flood planning area sub-category. - Filling above the flood planning level for a flood event greater than the defined flood event cannot be assumed to mitigate the flood hazard.	AO17.1 Development creating new lots is identified in Table 8.2.11.3.I as suitable within the relevant flood planning area.	Not applicable The proposed development does not create any additional lots.
	AO17.2 Development provides for reconfiguring a lot design that achieves a road and lot layout which: - provides trafficable vehicular egress for evacuation during a defined flood event; - optimises hazard-free movement away from sources of flood hazard within the development. Note—Further advice on road and lot layout is contained in the Flood planning scheme policy	Complies with AO17.2 The proposed development comprises a boundary realignment only and does not alter the existing road or lot layout. All lots maintain access to the existing public road network, which is located outside of flood affected areas. This ensures trafficable vehicular egress is available during a defined flood event and supports safe movement away from flood hazards
	AO17.3 Development which creates a new residential lot in an area subject to Brisbane River flooding, if the 1% AEP flood level is greater than 12.8m AHD is not subject to a hydraulic hazard greater than 0.6m ² /s DV or 0.6m deep in a 0.2% AEP flood. Note—Refer to the Flood planning scheme policy for further explanation on the 0.2% AEP flood	Not applicable The proposed development does not include new residential lots.
PO18 Development involving reconfiguring a lot: - minimises the risk to people from flood hazard; - creates safe evacuation routes or avoids isolation of the development during a flood greater than the defined flood event;	AO18.1 Development involving reconfiguring a lot ensures: - all lots comply with the flood planning levels in Table 8.2.11.3.J; - a new road complies with the flood planning levels in Table 8.2.11.3.F.	Not applicable The proposed development is a boundary realignment only and does not include any new roads or changes to existing site levels. As such, compliance with Table 8.2.11.3.F is not applicable, and the reconfigured lots are not altered to

Performance outcomes	Acceptable outcomes	GPC Response
c. minimises damage to property and services; d. provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage; e. ensures lots created for park or private open space minimise the risk to people from flood hazard and are fit for purpose; f. provides a lot that is not substantially burdened by flood mitigation infrastructure.		achieve flood planning levels under Table 8.2.11.3.J.
	AO18.2 Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development: a. complies with Table 8.2.11.3.K; or b. has acceptable trafficability in accordance with the requirements in the Flood planning scheme policy and the Queensland Urban Drainage Manual. Note—The Flood planning scheme policy contains supporting information about trafficability on existing roads and serviceability during floods.	Not applicable The proposed development does not involve any residential or industry lots.
	AO18.3 Development protects the conveyance of flood hazard area by providing an easement over the: a. 2% AEP flood extent for overland flow flooding; b. 1% AEP flood extent for creek/waterway flooding	Not applicable The proposed development is limited to a boundary realignment and does not involve any physical works, filling, or alterations to existing drainage paths or flood conveyance areas. As such, the development will not impact the existing 2% AEP overland flow flood extent or the 1% AEP creek/waterway flood extent. Existing flood conveyance characteristics and any associated easement arrangements will remain unchanged.

Potential and actual acid sulfate soils overlay code

Table 8.2.15.3 —Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
General		
PO1 Development protects the environmental values and ecological health of receiving waters and does not subject assets to accelerated corrosion.	AO1 Development ensures that: a. no potential or actual acid sulfate soils are disturbed; or Note—This can be demonstrated through the submission of an acid sulfate soil investigation report with reference to the Potential and actual acid sulfate soils planning scheme policy. b. the disturbance impacts in an area that hosts potential acid sulfate soils are appropriately managed, if less than 500m³ of soil is disturbed and the watertable is not affected; or Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a preliminary acid sulfate soil management plan, with reference to the Potential and actual acid sulfate soils planning scheme policy. c. impacts are appropriately managed if 500m³ or more of soil is disturbed or the watertable in an area that hosts potential or actual acid sulfate soils is affected. Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a full acid sulfate soil management plan, with reference to the Potential and actual acid sulfate soils planning scheme policy using levels of testing commensurate with the level of risk. If the investigation demonstrates that an acid sulfate soil management plan is not required, only an investigation report is required.	Complies with AO1 No changes or alterations to the subject land are being proposed. The boundary alignment will not affect the soils on site.

Regional infrastructure corridors and substations overlay code

Table 8.2.17.3 —Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Section A – If in the Gas pipeline 20m sub-category or the Gas pipeline 100m sub-category		
PO1 Development does not create a risk to life or property and does not compromise the safe operation of a gas pipeline. Note—This can be demonstrated by a qualitative risk assessment in accordance with AS 2885.1-2007 Pipelines - Gas and liquid petroleum - Design and construction.	AO1 Development: a. will not compromise the safe operation of a gas pipeline in accordance with the written confirmation of the pipeline licence holder of the gas pipeline; or b. is only for a boundary realignment.	Not applicable The subject land is not mapped within the Gas pipeline 20m sub-category.
Section B – If in the Oil pipeline 15m sub-category or the Oil pipeline 100m sub-category		
PO2 Development does not create a risk to life or property and does not compromise the safe operation of an oil pipeline. Note—This can be demonstrated by a qualitative risk assessment in accordance with AS 2885.1-2007 Pipelines - Gas and liquid petroleum - Design and construction	AO2 Development: a. will not compromise the safe operation of an oil pipeline in accordance with the written confirmation of the pipeline licence holder of the oil pipeline; or b. is only for a boundary realignment.	Not applicable The subject land is not mapped within the Oil pipeline 100m sub-category.
PO3 Development does not compromise the potential future operation of a decommissioned oil pipeline.	AO3 Development is not located on land burdened by an easement associated with a decommissioned oil pipeline or will not impact on a decommissioned oil pipeline in accordance with the written confirmation of the pipeline licence holder of a decommissioned oil pipeline.	Not applicable The subject land is not mapped within the Oil pipeline 100m sub-category.
Section C – If in a Major electricity infrastructure high voltage powerline sub-category or the Major electricity infrastructure high voltage powerline easement sub-category		

Performance outcomes	Acceptable outcomes	GPC Response
PO4 Development for reconfiguring a lot for land subject to high voltage electrical work avoids exposing people to unacceptable electromagnetic radiation or electrocution risk.	AO4.1 Development ensures that reconfiguring a lot for land subject to the Major electricity infrastructure high voltage powerline easement sub-category achieves the minimum safety clearances set out in the Electrical Safety Regulation 2013.	Complies The proposed development involves a boundary realignment only and does not introduce any new building work or intensification of use within the easement area. The reconfiguration has been designed to maintain the existing building pads at a safe distance from the high voltage powerline easement. As a result, the required minimum safety clearances under the <i>Electrical Safety Regulation 2013</i> are achieved. The development therefore maintains compliance with the relevant safety standards for land affected by major electricity infrastructure.
	AO4.2 Development ensures that the expected level of hazard and risk to a resident within proximity to high voltage electrical works is within acceptable limits. Note—This can be demonstrated by submitting an assessment from a specialist in electrical analysis that indicates that the proposal will not be located where it will be subject to an unacceptable level of hazard and risk.	Complies The proposed development is limited to a boundary realignment and does not introduce any new residential development or building work. The existing building pads are located a safe distance from the high voltage easement, ensuring appropriate separation is maintained. As a result, the level of hazard and risk to residents remains within acceptable limits. The development therefore continues to provide a safe environment for occupants in proximity to the electrical infrastructure.
Section D – If in the Major transport infrastructure sub-category		
PO5 Development does not compromise the ability to safely operate and maintain major transport infrastructure.	AO5 Development will not compromise the safe operation and maintenance of major transport	Not applicable The subject land is not mapped within the Major transport infrastructure sub-category.

Performance outcomes	Acceptable outcomes	GPC Response
Editor's note—The Story Bridge is an example of Major transport infrastructure. Development should enable the safe operation and maintenance of the entire structure.	infrastructure in accordance with the written confirmation of the infrastructure owner.	
Section E – If in the Major sub-surface transport infrastructure sub-category		
PO6 Development does not adversely impact the structural integrity or ongoing operation and maintenance of major sub-surface transport infrastructure that is an existing or proposed tunnel. Note—This can be demonstrated by submitting a geotechnical assessment and structural engineering assessment prepared by a suitably qualified engineer (RPEQ).	AO6 Development does not exceed the design constraints of major sub-surface transport infrastructure set out in Table 8.2.17.4 in accordance with the written confirmation of the infrastructure owner.	Not applicable The subject land is not mapped within the Major sub-surface transport infrastructure sub-category.
PO7 Filling, excavation and construction does not adversely impact the structural integrity, on-going operation and maintenance of a Council-controlled transport tunnel or a future Council-controlled transport tunnel. Note—This can be demonstrated by submitting a geotechnical assessment, groundwater assessment and structural engineering assessment prepared by a suitably qualified engineer (RPEQ).	AO7.1 Filling and excavation does not undermine, cause subsidence of, or groundwater seepage into a Council-controlled transport tunnel or a future Council-controlled transport tunnel in accordance with the written confirmation of the infrastructure owner.	Not applicable The subject land is not mapped within the Major sub-surface transport infrastructure sub-category.
	AO7.2 Development involving excavation for basement levels or structural piling does not result in vibration impacts during construction which would compromise the safety and operational integrity of a Council-controlled transport tunnel or a future Council-controlled transport tunnel. Note—This can be demonstrated by submitting a geotechnical assessment prepared by a suitably qualified engineer (RPEQ). Editor's note—Development may require an RPEQ certified vibration monitoring plan for the construction phase of development.	Not applicable The subject land is not mapped within the Major sub-surface transport infrastructure sub-category.

Road hierarchy overlay code

Table 8.2.18.3—Performance outcomes and acceptable outcomes

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

Performance outcomes	Acceptable outcomes	GPC Response
Section B—If for assessable development for a material change of use		
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	AO2.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	Not applicable Development does not include a material change of use.
	AO2.2 Development mitigates an impact on the road hierarchy if the development: a. is for a major development; or b. involves an access driveway to a major road; or c. involves an access driveway within 100m of a signalised intersection. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy	Not applicable Development does not include a material change of use.
Section C—If for assessable development for a material change of use or reconfiguring of a lot		
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	AO3 No acceptable outcome is prescribed.	Not applicable The proposed development involves a boundary realignment only and does not include any operational works or changes to the existing road network. The development will not prejudice or constrain the future extension, expansion, or widening of existing or planned roads. Existing access arrangements and road reserve requirements will remain unchanged.
PO3A	AO3A No acceptable outcome is prescribed.	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
Development provides for the payment of extra trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.		The proposed development comprises a boundary realignment only and does not generate additional demand on trunk infrastructure networks. No new development yield, urban expansion, or operational works are proposed that would necessitate upgrades or early delivery of trunk infrastructure. Accordingly, the development does not trigger the need for payment of extra trunk infrastructure costs.
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category		
PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised:	AO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following:	Not applicable Subject land is mapped adjacent to a Neighbourhood Road.

Performance outcomes	Acceptable outcomes	GPC Response
a. the long term infrastructure for the road network in the Long term infrastructure plans; b. the existing and planned infrastructure for the road network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the road network which: i. is required to service the development or existing and future urban development in the planning scheme area; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	a. for the long term infrastructure for the road network, the Long term infrastructure plans; b. for existing and planned infrastructure for the road network, the Local government infrastructure plan; c. the standards for the road network in the Infrastructure design planning scheme policy.	
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		
PO5 Development ensures that a new road connection provides: a. safe, efficient and convenient connectivity of the new road to the major road network; b. a minimum number of intersections to the major road network.	AO5 Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.	Not applicable Proposal does not involve an extension/change to the road hierarchy.
PO6 Development ensures that an extension of or change to the road network: a. provides internal connectivity and connects to the external road network; b. provides pedestrian connectivity to facilitate	AO6.1 Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy.	Not applicable Proposal does not involve an extension/change to the road hierarchy.

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

Performance outcomes	Acceptable outcomes	GPC Response
Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay map.	Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	Proposal does not involve an extension/change to the road hierarchy.

Streetscape hierarchy overlay code

Table 8.2.20.3.A —Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy	Not applicable Development does not include any changes to the existing verges.
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	AO2.1 Development ensures that existing street trees are retained and protected.	Complies with AO2.1 Proposed development does not remove/harm any existing street trees.
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	Not applicable The proposed development does not include any new roads or works within the road corridor, as it comprises a boundary realignment only. Accordingly, no street tree planting, street furniture, paving, lighting, or verge and kerb treatments are proposed or required as part of this application.
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: a. facilitates a high level of pedestrian movement and activity;	AO3.1 Development ensures that a corner land dedication is provided: a. where identified in the Streetscape hierarchy overlay map;	Not applicable The proposed development is a boundary realignment only and does not involve any road works or new intersections. There are no corner truncations or land dedications identified on the Streetscape hierarchy overlay map affecting the

Performance outcomes	Acceptable outcomes	GPC Response
b. enforces the sense of arrival to individual precincts and major connections; c. provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm	b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	site. Accordingly, no corner land dedication is required as part of this development
	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not applicable No corner land dedication is required.
	AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	Not applicable No corner land dedication is required.
If in or on a site adjoining the Wildlife movement solution sub-category		
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	AO4 Development ensures that infrastructure solutions are: a. provided at the locations identified on the Streetscape hierarchy overlay map; b. designed to: i. account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance;	Not applicable Subject land is not mapped adjoining the Wildlife movement solution sub-category.

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

Waterway corridors overlay code

Table 8.2.26.3.A —Performance outcomes and acceptable outcomes

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

Performance outcomes	Acceptable outcomes	GPC Response
	AO1.4 Development in the Brisbane River corridor sub-category – section 2, 3, 4 or 5 does not result in the removal of vegetation within 20m of the highest astronomical tide. Refer to Figure a. Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case by case basis. Editor's note—The <i>Biosecurity Act 2014</i> lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity.	Complies with AO1.4 Proposal does not include any removal of any vegetation.
Additional criteria if in the Rochedale urban community neighbourhood plan area		
PO2 Development protects and enhances the function of waterway corridors, including: a. water conveyance; b. water quality; c. rehabilitation of ecological health and habitat values; d. recreation and amenity; e. preventing development from occurring within the waterway corridor.	AO2.1 Development includes waterway corridors that: a. are a minimum of: i. 60m wide; or ii. the width as mapped within the Waterway corridors overlay whichever is greater; b. designs the corridors to be clear from development.	Not applicable Subject land is not mapped within the Rochedale urban community neighbourhood plan area.
	AO2.2 Development rehabilitates the waterway corridor in accordance with an approved rehabilitation plan.	Not applicable Subject land is not mapped within the Rochedale urban community neighbourhood plan area.
Section B – If accepted development subject to compliance with identified requirements (accepted outcomes only) or assessable development, for a new dwelling house or an extension to a dwelling house including any ancillary structures (e.g. swimming pool and tennis courts)		
PO3 Development is set back to: a. encourage natural filtration and	AO3.1	Not applicable Proposed development does not include a new dwelling house or extension to a dwelling house.

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

Performance outcomes	Acceptable outcomes	GPC Response
	Development in the Brisbane River corridor sub-category – section 1: a. is set back a minimum of 30m from the highest astronomical tide; or b. where for an extension to an existing dwelling house that is located within 30m of the highest astronomical tide, the extension does not extend closer to the highest astronomical tide than the existing development footprint. Refer to Figure a.	Proposed development does not include a new dwelling house or extension to a dwelling house.
	AO3.5 Development within the Brisbane River corridor sub-category – sections 2, 3, 4 or 5: a. is set back a minimum of 20m from the highest astronomical tide; or b. where for an extension to an existing dwelling house that is located within 20m of the highest astronomical tide, the extension does not extend closer to the highest astronomical tide than the existing development footprint. Refer to Figure a. Editor's note—the location of the highest astronomical tides should be determined by a licensed surveyor.	Not applicable Proposed development does not include a new dwelling house or extension to a dwelling house.
PO4 Development in the Brisbane River corridor sub-category – sections 1 - 5 involving an ancillary building or structure: a. is of low visual impact, visually recessive and subordinate to the surrounding	AO4.1 Development involving ancillary buildings or structures and hard-stand areas does not cover more than the following proportion of the corridor within the identified development setback from the highest astronomical tide:	Not applicable Proposed development does not include a new dwelling house or extension to a dwelling house.

Performance outcomes	Acceptable outcomes	GPC Response
b. minimises their visual impact on the Brisbane River's landscape values.	a. 30% in the Brisbane River corridor sub-category – section 1; b. 50% in the Brisbane River corridor sub-category – section 2 or 4; c. 70% in the Brisbane River corridor sub-category – section 3 or 5. Refer to Figure c.	
	AO4.2 Development of an ancillary building or structure is located and of a size consistent with Table 8.2.26.3.B.	Not applicable Proposed development does not include a new dwelling house or extension to a dwelling house.
PO5 Development in the Brisbane River corridor sub-category – sections 1 - 5 involving an ancillary building or structure: a. protects the character of the relevant Brisbane River corridor sub-category sections; b. minimised the need for retaining walls; c. provides landscaping along the river frontage in accordance with the relevant Brisbane River corridor sub-category sections.	AO5 Development for an ancillary building or structure does not create a retaining wall over 1m in height and: a. for the Brisbane River corridor sub-category – section 1 is set back a minimum of 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category – sections 2, 3, 4 or 5: i. is set back a minimum of 20m horizontal distance from the highest astronomical tide; or ii. is screened from view from the Brisbane River by vegetation or topographic features such as high banks. c. for the Brisbane River corridor sub-category – section 2, 3 or 4 is located landward of a minimum 6m landscaped	Not applicable Proposed development does not include a new dwelling house or extension to a dwelling house.

Performance outcomes	Acceptable outcomes	GPC Response
	area which covers the full width of the site and includes: i. at least 1 tree that will grow to a height of at least 5m for every 20m² of landscaped area; ii. a minimum of 50% garden area planted with ground cover and shrubs of various growth forms; iii. a maximum of 50% grassed/lawn area. Refer to Figure a and Figure d.	
Section C – If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than a dwelling house in a Citywide waterway corridor sub-category or the Local waterway corridor sub-category		
PO6 Development protects and enhances the values and functions of a waterway corridor by: a. avoiding fragmentation of the waterway; b. providing environmental connectivity along the waterway; c. maintaining natural flow conditions; d. protecting water quality, ecological health and habitat values; e. protecting water conveyance; f. contributing to the waterway corridor natural amenity; g. contributing to recreation where planned within the Local government infrastructure plan; h. contributing to natural cooling of the urban environment via minimal impervious surfaces, retention of vegetation and continuity of naturally	AO6.1 Development is not located within a waterway corridor.	Not applicable The proposed development is a boundary realignment only, with no built form or physical works proposed on the subject land. Accordingly, no development will occur within the waterway corridor.
	AO6.2 Development: a. does not increase the number of lot boundaries that cross a waterway corridor; b. retains the corridor within a single lot.	Complies with AO6.2 The proposed development maintains the existing waterway corridor as a separate area and does not alter its alignment or configuration. The corridor is retained outside the reconfigured lots, and no new lot boundaries are introduced across the waterway corridor.

Performance outcomes	Acceptable outcomes	GPC Response
vegetated areas; i. ensuring that any future buildings can be positioned outside the corridor; j. providing a development footprint plan that is located in accordance with an ecological assessment. Note—This can be demonstrated by undertaking an ecological assessment, tree survey plan and concept rehabilitation plan where required. Guidance is provided within the Biodiversity areas planning scheme policy, Vegetation planning scheme policy and the Planting species planning scheme policy.		
PO7 Development involving filling or excavation within a Citywide waterway corridor sub-category or a Local waterway corridor sub-category does not directly, indirectly or cumulatively cause any material increase in flooding or flood hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain. Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy.	AO7 Development involving filling or excavation in the Citywide waterway corridor sub-category or the Local waterway corridor sub-category: a. does not exceed 100 mm depth; or b. is in compliance with the Compensatory earthworks planning scheme policy.	Not applicable Development does not include filling or excavation.
PO8 Development provides stormwater management solutions which assist in the re-naturalisation of a waterway in the Local or Citywide waterway corridor sub-categories.	AO8 Development provides stormwater management solutions in a waterway in the Local or Citywide waterway corridor sub-categories using natural channel design principles. Editor's note—Advice should be sought from Council as to whether the reinstatement of an open waterway from any stormwater pipe or concrete-lined drain is a suitable solution based on the extent and location of the development. Editor's note—Guidance on natural channel design principles can be found in the Council publication Natural channel design guidelines.	Not applicable The proposed development is a boundary realignment only and does not involve any physical works, earthworks, or alterations to existing drainage or waterway conditions. As such, no stormwater management works or natural channel design interventions are required. The existing stormwater and waterway conditions will remain unchanged.
PO9	AO9	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
Development preserves a waterway in the Citywide waterway corridor sub-category for public use if that land is required for ecological, public open space or recreation functions.	Development provides for the transfer of land to Council in a waterway of the Citywide waterway corridor sub-category in compliance with a neighbourhood plan or the Local government infrastructure plan.	The proposed development is a boundary realignment only and does not involve any transfer of land to Council. The Citywide waterway corridor is retained as a separate lot and is not affected by the reconfiguration of the subject land.
PO10 Development is designed to use a waterway which is in the Local waterway corridor sub-category as an environmental feature in the urban environment.	AO10 Development ensures that a waterway in the Local waterway corridor sub-category is accessible for open space purposes.	Complies with AO10 The subject land is predominantly open space and contains existing ecological areas, including the waterway corridor, which remains accessible for open space purposes. The proposed boundary realignment does not alter access arrangements or restrict public or environmental access to the waterway corridor.
Section D – If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development, other than for a dwelling house, where in the Brisbane River sub-category		
PO11 Development of a site in the Brisbane River corridor sub-category – sections 1 - 5 abutting the Brisbane River: a. maintains and enhances the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from development near the Brisbane River, and from other public viewing points; b. uses materials for buildings, structures and landscaping which are durable, complement surrounding buildings, the visual character of the area and the	AO11 No prescribed acceptable outcome.	Not applicable The subject land is not mapped within the Brisbane River sub-category.

Performance outcomes	Acceptable outcomes	GPC Response
character, functions and values of the corridor section.		
PO12 Development: a. maintains and enhances the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from development near the Brisbane River, or from other public viewing points; b. does not detract from the Brisbane River's landscape values; c. is not visually dominant when viewed from the river.	AO12.1 Development involving buildings, parking and servicing areas, and areas for the storage of materials, goods or solid waste, a retaining wall or fencing: a. for the Brisbane River corridor sub-category – section 1, is set back a minimum 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category – sections 2, 3, 4 or 5, is set back a minimum of 20m horizontal distance from the highest astronomical tide.	Not applicable The subject land is not mapped within the Brisbane River sub-category.
	AO12.2 Development involving fencing does not exceed 2m in height above ground level: a. for the Brisbane River corridor sub-category – section 1, within 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category – sections 2, 3, 4 or 5, within 20m horizontal distance from the highest astronomical tide.	Not applicable The subject land is not mapped within the Brisbane River sub-category.
	AO12.3 Development involving a river wall: a. is not constructed in the Brisbane River corridor sub-category – section 1;	Not applicable The subject land is not mapped within the Brisbane River sub-category.

Performance outcomes	Acceptable outcomes	GPC Response
	b. is only constructed in the Brisbane River corridor sub-category – sections 2, 3, 4 or 5 if: i. consistent with an adjoining existing river wall; ii. no higher than the existing ground level of the land.	
PO13 Development involving filling or excavation: a. minimises the extent of earthworks required; b. avoids the removal or clearing of native and riparian vegetation; c. is consistent with the desired character of the Brisbane River corridor sub-category section in which the site is located; d. presents attractively to public viewing areas such as the Brisbane River, Brisbane riverside walkways and paths, or Brisbane River bridge crossings; e. ensures steps and ramps are designed to be unobtrusive, use natural or natural-toned materials and minimise the need for cut and fill.	AO13 Development involving filling or excavation in the Brisbane River corridor: a. does not result in a change in ground level greater than 1m; b. where for steps and ramps not involving a change in ground level greater than 1m, does not occur: i. for the Brisbane River corridor sub-category – section 1, within 30m horizontal distance from the highest astronomical tide; ii. for the Brisbane River corridor sub-category – sections 2, 3, 4 or 5, within 20m horizontal distance from the highest astronomical tide. Refer to Figure a and Figure d.	Not applicable The subject land is not mapped within the Brisbane River sub-category.
PO14 Development preserves riverfront land for public use if that land is required for ecological, public open space or recreation functions in accordance with the Local government infrastructure plan.	AO14 Development provides for the transfer of land in the Brisbane River corridor sub-category to Council, in compliance with the Local government infrastructure plan and the Bicycle network overlay map (Riverwalk sub-categories).	Not applicable The subject land is not mapped within the Brisbane River sub-category.

Performance outcomes	Acceptable outcomes	GPC Response
Section E – If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable building work for dry boat storage in the Brisbane River corridor sub-category (sections 1-5)		
PO15 Development involving a dry boat storage facility: a. is located on the landward side of the highest astronomical tide and constructed and designed to: i. be compatible with the character and amenity of the Brisbane River corridor sub-category section in which the site is located; ii. minimise visual intrusiveness; iii. minimise impacts on the Brisbane River’s landscape values; or b. where for a boat hoist or lift facility in the Brisbane River corridor sub-category section 2, 3 or 4, is located on land which is unobtrusive when viewed from the Brisbane River and are unroofed.	AO15 Development involving: a. dry boat storage facility for 1 boat: i. is located on land; ii. involves hoists or lift facilities catering for 1 boat up to a maximum 4m in length in the case of another form of dry boat storage, is designed for 1 boat up to a maximum 6m in length; or b. a dry boat storage which does not comply with paragraph (a) is only located: i. within the Port of Brisbane; or ii. on a site used for marine industry; or iii. within a marina; or iv. on a site used by a recreational or sporting club associated with the Brisbane River.	Not applicable Development does not involve building work for a dry boat storage.

Filling and excavation code

Table 9.4.3.3.A —Performance outcomes and acceptable outcomes

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

Performance outcomes	Acceptable outcomes	GPC Response
	Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland.	
	AO2.3 Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.	Not applicable Proposed development does not involve any filling or excavation.
	AO2.4 Development for filling only uses clean fill that does not include any construction rubble, debris, weed seed or viable parts of plant species listed as an undesirable plant species in the Planting species planning scheme policy.	Not applicable Proposed development does not involve any filling or excavation.
PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	AO3 Development ensures that a rock anchor: a. is constructed in accordance with the standards in the Infrastructure design planning scheme policy; b. where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	Not applicable Proposed development does not involve any filling or excavation.
PO4 Development protects all services and public utilities.	AO4 Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	Not applicable Proposed development does not involve any filling or excavation.
PO5 Development provides surface and sub-surface drainage to prevent water seepage, concentration	AO5 Development ensures all flows and subsoil drainage are directed to a lawful point of discharge	Not applicable Proposed development does not involve any filling or excavation.

Performance outcomes	Acceptable outcomes	GPC Response
of run-off or ponding of stormwater on adjacent land.	of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	
PO6 Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	AO6 Filling or excavation does not involve the construction of open drainage.	Not applicable Proposed development does not involve any filling or excavation.
PO7 Development for filling or excavation: a. does not degrade water quality or adversely affect environmental values in receiving waters; b. ensures site sediment and erosion control standards are best practice.	AO7.1 Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy.	Not applicable Proposed development does not involve any filling or excavation.
	AO7.2 Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	Not applicable Proposed development does not involve any filling or excavation.
PO8 Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO8.1 Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.	Not applicable Proposed development does not involve any filling or excavation.
	AO8.2	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
	Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	Proposed development does not involve any filling or excavation.
PO9 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.B, Table 9.4.3.3.C, Table 9.4.3.3.D and Table 9.4.3.3.E. Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO9 Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	Not applicable Proposed development does not involve any filling or excavation.
PO10 Development ensures that heavy trucks hauling material to and from the site do not affect the amenity of established areas and limits environmental nuisance impact on adjacent land.	AO10 Development ensures that heavy trucks hauling material to and from the site: - occur for a maximum of 3 weeks; - use a major road to access the site; - only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	Not applicable Proposed development does not involve any filling or excavation.
PO11 Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	AO11 Development does not involve: - excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; - filling with material containing a contaminant.	Not applicable Proposed development does not involve any filling or excavation.
PO12 Development provides for: - landscaping for water conservation purposes; - water sensitive urban design measures	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.	Not applicable Proposed development does not involve any filling or excavation.
	AO12.2	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
which are employed within the landscape design to maximise water use; c. drainage and stormwater measures to reduce any adverse impacts on the landscape; d. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; e. reticulated irrigation to all artificial growing environments. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternative irrigation sources are utilised and is in compliance with the standards in the Landscape design planning scheme policy.	Proposed development does not involve any filling or excavation.
	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	Not applicable Proposed development does not involve any filling or excavation.
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	Not applicable Proposed development does not involve any filling or excavation.
PO13 Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	AO13 Development does not involve the creation of canals or artificial waterways.	Not applicable Proposed development does not involve any filling or excavation.

Infrastructure design code

Table 9.4.4.3.A —Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
PO1 Development provides roads, pavement, edging and landscaping which: a. are designed and constructed in accordance with the road hierarchy; b. provide for safe travel for pedestrians, cyclists and vehicles; c. provide access to properties for all modes; d. provide utilities; e. provide high levels of aesthetics and amenity, improved liveability and future growth; f. provide for the amelioration of noise and other pollution; g. provide a high-quality streetscape; h. provide a low-maintenance asset with a minimal whole-of-life cost. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	AO1 Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Not applicable Proposed development does not involve any new infrastructure.
PO2 Development provides road pavement surfaces which: a. are well designed and constructed; b. durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; c. ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of	AO2 Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Not applicable Proposed development does not involve any new infrastructure.

Performance outcomes	Acceptable outcomes	GPC Response
stormwater run-off and the preservation of all-weather access; d. allows for reasonable travel comfort		
PO3 Development provides a pavement edge which is designed and constructed to: a. control vehicle movements by delineating the carriageway for all users; b. provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	AO3 Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Not applicable Proposed development does not involve any new infrastructure.
PO4 Development provides verges which are designed and constructed to: a. provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; b. provide a sufficient area for public utility services; c. be maintainable by the Council.	AO4 Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not applicable Proposed development does not involve any new infrastructure.
PO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which: a. allows equitable access for all modes; b. is safe and secure; c. has 24-hour access; d. is a low-speed shared zone environment; e. has a high-quality streetscape.	AO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not applicable Proposed development is not identified having a lane/laneway on the Streetscape hierarchy overlay.
PO6	AO6	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard: a. an effective, high-quality paved roadway; b. an effective, high-quality roadway kerb and channel; c. safe, high-quality vehicle crossings over channels and verges; d. safe, accessible, high-quality verges compatible and integrated with the surrounding environment; e. safe vehicle access to the site that enables ingress and egress in a forward gear; f. provision of and required alterations to public utilities; g. effective drainage; h. appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	Development of an existing premises provides at the frontage of the site, if not already existing, the following infrastructure to the standard that would have applied if the development involved new premises as stated in the road corridor design standards in the Infrastructure design planning scheme policy: a. concrete kerb and channel; b. forming and grading to verges; c. crossings over channels and verges; d. a constructed bikeway; e. a constructed verge or reconstruction of any damaged verge; f. construction of the carriageway; g. payment of costs for required alterations to public utility mains, services or installations; h. construction of and required alterations to public utility mains, services or installations; i. drainage works; j. installation of electrical conduits.	Proposed development does not involve any new infrastructure.
PO7 Development provides both cycle and walking routes which: a. are located, designed and constructed to their network classification (where applicable); b. provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; c. provide safe and comfortable access to properties for pedestrians and cyclists;	AO7 Development provides cycle and walking routes which are located, designed and constructed in compliance with the road corridor design and off-road pathway design standards in the Infrastructure design planning scheme policy.	Not applicable Proposed development does not involve any new infrastructure.

Performance outcomes	Acceptable outcomes	GPC Response
d. incorporate water sensitive urban design into stormwater drainage; e. provide for utilities; f. provide for a high level of aesthetics and amenity, improved liveability and future growth; g. are a low-maintenance asset with a minimal whole-of-life cost; h. minimise the clearing of significant native vegetation. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy		
PO8 Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	AO8.1 Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.	Not applicable Proposed development does not involve any new refuse or recycling facilities.
	AO8.2 Development ensures that refuse and recycling collection and storage location and design do not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note—Refer to the Refuse planning scheme policy for further guidance.	Not applicable Proposed development does not involve any new refuse or recycling facilities.
PO9 Development ensures that: a. land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; b. the water supply meets the stated standard of service for the intended use and fire-fighting purposes.	AO9.1 Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.	Not applicable Subject land has existing water and sewerage distribution systems.
	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	Not applicable Subject land has existing water and sewerage distribution systems.

Performance outcomes	Acceptable outcomes	GPC Response
PO10 Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life costs, and minimal adverse environmental impacts.	AO10.1 Development provides public utilities and street lighting which are located and aligned to: a. avoid significant native vegetation and areas identified within the Biodiversity areas overlay map; b. minimise earthworks; c. avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.	Not applicable Proposed development does not propose any additional infrastructure.
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	Not applicable Proposed development does not propose any additional infrastructure.
	AO10.3 Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the Infrastructure design planning scheme policy.	Not applicable Proposed development does not propose any additional infrastructure.
PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	AO11 Development provides land with the following services to the standards of the approved supplier: a. electricity; b. telecommunications services; c. gas service where practicable.	Not applicable Proposed development does not propose any additional infrastructure.
PO12	AO12	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: a. the additional expense is unlikely to be prohibitive; or b. further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or c. there is a clear gap in the telecommunications network; or d. there is a clear gap in the bandwidth available to the area. Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.	Proposed development does not propose any additional infrastructure.
PO13 Development provides public art identified in a neighbourhood plan or park concept plan which: a. is provided commensurate with the status and scale of the proposed development; b. is sited and designed: i. as an integrated part of the project design; ii. as conceptually relevant to the context of the location; iii. to reflect and respond to the cultural values of the community; iv. to promote local character in a planned and informed manner.	AO13 Development provides public art identified in a neighbourhood plan or park concept plan which is sited and designed in compliance with the public art standards in the Infrastructure design planning scheme policy.	Not applicable Proposed development does not propose any additional infrastructure.
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	AO14 Development provides public signage: a. at public transport interchanges and stops, key destinations, public spaces, pedestrian	Not applicable Proposed development does not propose any additional infrastructure.

Performance outcomes	Acceptable outcomes	GPC Response
	linkages and at entries to centre developments; b. which details the location of the key destinations, public spaces and pedestrian linkages in the vicinity, the services available within the development and where they are located. Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).	
PO15 Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.	AO15 Development that provides community facilities which form part of the development is designed in compliance with the community facilities standards in the Infrastructure design planning scheme policy.	Not applicable Proposed development does not propose any additional infrastructure.
PO16 Development provides public toilets which: a. are required as part of a community facility or park; b. are located, designed and constructed to be: i. safe; ii. durable; iii. resistant to vandalism; iv. able to service expected demand; v. fit for purpose	AO16 Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.	Not applicable Proposed development does not propose any additional infrastructure.
PO17 Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for: a. safe movement of intended users;	AO17 Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the Infrastructure design planning scheme policy.	Not applicable Proposed development does not propose any additional infrastructure.

Performance outcomes	Acceptable outcomes	GPC Response
b. an attractive appearance appropriate to the general surroundings and any adjacent structures; c. functionality and easy maintenance; d. minimal whole-of-life cost; e. longevity; f. current and future services. Note—All bridges and elevated and associated elements must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.		
PO18 Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for: a. safety; b. an attractive appearance appropriate to the general surroundings; c. functionality and easy maintenance; d. minimal whole-of-life cost; e. longevity; f. future widening; g. current and future services; h. minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns. Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.	AO18 Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	Not applicable Proposed development does not propose any additional infrastructure.
PO19 Development provides batters, retaining walls, and seawalls and river walls which are designed	AO19 Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in compliance with the structures	Not applicable Proposed development does not propose any additional infrastructure.

Performance outcomes	Acceptable outcomes	GPC Response
and constructed using proven methods, materials and technology to provide for: a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; d. minimal whole-of-life cost; e. longevity; f. minimal water seepage. Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.	standards in the Infrastructure design planning scheme policy.	
If for development with a gross floor area greater than 1,000m²		
PO20 Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other traffic routes is not unreasonably disrupted and existing landscaping is adequately protected from short- and long-term impacts. Note—The preparation of a construction management plan can assist in demonstrating achievement of this performance outcome. Note—The Transport, access, parking and servicing planning scheme policy provides advice on the management of vehicle parking and deliveries during construction.	AO20 Development ensures that during construction: a. the ongoing use of adjoining and surrounding parks and public spaces, such as malls and outdoor dining, is not compromised; b. adjoining and surrounding landscaping is protected from damage; c. safe, legible, efficient and sufficient pedestrian, cyclist and vehicular accessibility and connectivity to the wider network are maintained.	Not applicable Proposed development does not increase the gross floor area.
PO21 Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from construction vehicles	AO21.1 Development ensures that demolition and construction: a. only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays;	Not applicable Proposed development does not increase the gross floor area.

Performance outcomes	Acceptable outcomes	GPC Response
Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	b. do not occur over periods greater than 6 months.	
	AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	Not applicable Proposed development does not increase the gross floor area.
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	Not applicable Proposed development does not increase the gross floor area.
PO22 Development ensures that: a. construction and demolition do not result in damage to surrounding property as a result of vibration; b. vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E. Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO22 Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	Not applicable Proposed development does not increase the gross floor area.
If for a material change of use or reconfiguring a lot in an urban area (as defined in the Regulation) involving premises that is, or will be, accessed by common private title, where involving buildings, either attached or detached, that are not covered by other legislation mandating fire hydrants		
PO23 Development ensures that fire hydrants are: a. installed and located to enable fire services to access water safely, effectively and efficiently; b. suitably identified so that fire services can locate them at all hours.	AO23.1 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. 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.	Not applicable Proposed development does not involve premises that are accessed by common private title.
	AO23.2 Fire hydrants are identified by:	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
	a. raised reflectorised pavement markers (RRPM) on sealed roads; b. marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants.	Proposed development does not involve premises that are accessed by common private title.
PO24 Development ensures road widths and construction within the development, are adequate for refuse vehicles and for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	AO24 Internal private roads have a minimum roadway clearance between obstructions of 3.5m wide and 4.8m high in addition to any width required for on-street parking.	Not applicable Proposed development does not involve premises that are accessed by common private title.
Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where not in the Utility services zone precinct of the Special purpose zone		
PO25 Development avoids or otherwise minimises adverse impacts on surrounding land uses through the use of buffers and setbacks and the appropriate design and location of plant and operational areas within the site.	AO25 No acceptable outcome is prescribed.	Not applicable Proposed development does not include a major electricity infrastructure or bulk water supply infrastructure.
Development potentially impacting on major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where the infrastructure is not in the Utility services zone precinct of the Special purpose zone		
PO26 Development is sited and designed to: a. avoid safety risks to people or property; b. minimise noise and visual impacts to people and property;	AO26 No acceptable outcome is prescribed.	Complies with PO26 The proposed development involves a boundary realignment only, with no physical works or changes to the site. As such, it will not introduce any safety risks to people or property, nor will it generate additional noise or visual impacts. The

Performance outcomes	Acceptable outcomes	GPC Response
c. ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.		existing use and condition of the land will remain unchanged. Accordingly, the integrity, operation, maintenance, and potential expansion of surrounding infrastructure will not be affected.

Landscape work code

Table 9.4.5.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
PO1 Development ensures that trees are protected from development impacts.	AO1.1 Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.
	AO1.2 Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: a. vegetation damaged as a result of the development; b. vegetation requiring pruning of branches and/or roots.	
PO2 Development provides acoustic barriers and long fences along street frontages which: a. are enhanced by appropriate planting; b. are of high visual quality; c. are designed for longevity; d. provide maintenance access and promote pedestrian permeability in appropriate circumstances.	AO2.1 Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site: a. is designed in compliance with the standards in the Infrastructure design planning scheme policy; b. incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; c. incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site;	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.

Performance outcomes	Acceptable outcomes	GPC Response
	d. incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas. AO2.2 Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting.	
PO3 Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	AO3 Development ensures that a landscape buffer required by a use code incorporates: a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.
PO4 Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.	AO4.1 Development provides growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy. Note—Notations of proposed growing media and soil volume calculations for the documented mature vegetation size and scale may assist in demonstrating compliance with the acceptable outcome.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	
	AO4.3 Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.

Performance outcomes	Acceptable outcomes	GPC Response
PO5 Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	AO5.1 Development incorporates a plant selection along a pathway which ensures: a. a clear trunk height of minimum 1.8m at maturity; b. a shrub height of maximum 1m at maturity. Refer to the Crime prevention through environmental design planning scheme policy.	
	AO5.2 Landscaping and mounding do not interfere with visibility along a pathway. Refer to the Crime prevention through environmental design planning scheme policy.	
PO6 Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	AO6 Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area. Note—Cues could include changes in levels, surface or landscape treatment or fencing.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.
PO7 Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including: a. screening and buffering; b. street presentation; c. shading; d. amenity.	AO7 Development provides species in accordance with the Planting species planning scheme policy.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.
PO8 Development provides planting densities and stock sizes which are optimised to: a. reduce maintenance and erosion	AO8.1 Development provides planting densities and stock sizes when planting in natural ground which achieves:	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.

Performance outcomes	Acceptable outcomes	GPC Response
c. provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	a. full coverage of the mulched planting areas within 2 years; b. 95% coverage of the extent of the elevation within 2 years where for green facades.	
	AO8.2 Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	
PO9 Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	AO9.1 Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.
	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	
PO10 Development for a shade structure does not compromise landscape outcomes	AO10 Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.
PO11 Development involving the construction of retaining walls provides for: a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; d. longevity; e. minimal water seepage impacts.	AO11 Development of a retaining wall: a. is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland; b. incorporates planting areas.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.

Performance outcomes	Acceptable outcomes	GPC Response
PO12 Development provides for: a. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; b. drainage and stormwater management measures to reduce any adverse impacts on the landscape; c. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; d. reticulated irrigation to all artificial growing environments. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.
	AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternative irrigation sources are utilised and is in accordance with the standards in the Landscape design planning scheme policy.	
	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	
PO13 Development provides landscaping and supporting growing environments which: a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	AO13.1 Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.
	AO13.2 Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.	
	AO13.3	

Performance outcomes	Acceptable outcomes	GPC Response
	Development provides one hose cock within each private landscape and recreation area. AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path. AO13.5 Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site. AO13.6 Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures. AO13.7 Development ensures that artificial growing environments are designed to allow for flush out. AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	
PO14 Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	AO14 Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.
PO15 Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function.	AO15.1 Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.

Performance outcomes	Acceptable outcomes	GPC Response
Note—Guidance is provided in the Landscape design planning scheme policy.	AO15.2 Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	
PO16 Development incorporating a rooftop garden provides landscaping that: - is integrated into the rooftop garden design; - ensures that landscaped open spaces dominate the built form elements; - contributes to shade of communal open space; - enhances the visual amenity and function of different rooftop garden spaces; - contributes to greening the building appearance when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	AO16.1 Development incorporating a rooftop garden provides landscaping that includes: - 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; - 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; - suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years.	Not applicable Proposed development does not include any physical changes to the subject land. Therefore, no landscape works will be undertaken.
	AO16.2 Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are: - a minimum 75% open to the sky; - provided in addition to any artificial soft landscape features.	

Operational work code

Table 9.4.6.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
General		
PO1 Development for operational work: a. is designed and constructed to the standards in the Compensatory earthworks planning scheme policy, Infrastructure design planning scheme policy and Transport, access, parking and servicing planning scheme policy; b. is integrated and consistent with the future development envisaged on the site by the planning scheme.	AO1 Development for operational work is undertaken in accordance with the standards specified in the requirements for another relevant permit as identified in the decision notice for a development approval.	Not applicable The proposed boundary realignment does not require any operational works.
PO2 Development for operational work implements measures to prevent or minimise adverse impacts, including sleep disturbance, at a sensitive use due to noise and dust. 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.	AO2.1 Development for operational work only occurs between 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	Not applicable The proposed boundary realignment does not require any operational works.
	AO2.2 Development for operational work is undertaken in accordance with the standards specified in the requirements for another relevant permit as identified in the decision notice for a development approval.	Not applicable The proposed boundary realignment does not require any operational works.

Outdoor lighting code

Table 9.4.7.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
PO1 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 Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting: a. comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. 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.	Not applicable Development does not require outdoor lighting.
	AO1.2 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 luminaire.	Not applicable Development does not require outdoor lighting.

Stormwater code

Table 9.4.9.3.A — Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Section A—If for a material change of use, reconfiguring a lot, operational work or building work Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.		
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: a. minimise flooding; b. protect environmental values of receiving waters; c. maximise the use of water sensitive urban design; d. minimise safety risk to all persons; e. maximise the use of natural waterway corridors and natural channel design principles. Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.	AO1 Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	Not applicable The proposed development is a boundary realignment only and does not involve any physical works, earthworks, or changes to existing site conditions. As such, no alterations to the existing stormwater management system are proposed. Existing drainage patterns, flood behaviour, and waterway functions will remain unchanged.
PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.	AO2.1 Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	Not applicable The proposed development is a boundary realignment only and does not involve any physical works, earthworks, or changes to existing site conditions or impervious areas. Accordingly, there will be no change to stormwater flow paths, drainage patterns, or flood behaviour on or off the site. The existing drainage characteristics of adjoining, upslope, and downslope properties will remain unaffected
	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	

Performance outcomes	Acceptable outcomes	GPC Response
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	AO3.1 Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.	Not applicable The proposed development is a boundary realignment only and does not involve any physical works or changes to existing drainage infrastructure or flow paths. Accordingly, there will be no change to the direction or management of stormwater runoff across the site. Existing stormwater behaviour will remain unchanged and will not adversely impact the safety of, or cause nuisance to, surrounding properties.
	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	
PO4 Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	AO4.1 Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the Infrastructure design planning scheme policy.	Not applicable The proposed development is a boundary realignment only and does not involve any built form, earthworks, or changes to impervious surfaces. Accordingly, there are no changes to runoff characteristics or existing drainage conditions. The existing stormwater system will continue to function as is, and no additional capacity is required.
	AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	
PO5 Development designs stormwater channels, creek modification works, bridges, culverts and major	AO5 Development ensures the design of stormwater channels, creek modifications or other	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
drains to protect and enhance the value of the waterway corridor or drainage path for fauna movement.	infrastructure, permits terrestrial and aquatic fauna movement.	No stormwater management is proposed that interfere with terrestrial or aquatic fauna movement.
PO6 Development ensures that location and design of stormwater detention and water quality treatment: a. minimises risk to people and property; b. provides for safe access and maintenance; c. minimises ecological impacts to creeks and waterways.	AO6.1 Development locates stormwater detention and water quality treatment: a. outside of a waterway corridor; b. offline to any catchment not contained within the development.	Not applicable The proposed development is a boundary realignment only and does not involve any physical works, including stormwater detention or water quality treatment infrastructure. As such, no new facilities are proposed and there are no changes to existing stormwater management arrangements. Existing conditions, including any access, maintenance, and environmental outcomes, will remain unchanged.
	AO6.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	
PO7 Development is designed, including any car parking areas and channel works to: a. reduce property damage; b. provide safe access to the site during the defined flood event.	AO7.1 Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E and Table 9.4.9.3.F. Note—Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan).	Not applicable The proposed development is a boundary realignment only and does not include any car parking areas, channel works, or other physical works. Accordingly, there are no changes to site design that would affect flood behaviour, property damage risk, or access during a defined flood event. Existing site conditions and access arrangements will remain unchanged, and safe access to the site will be maintained.
	AO7.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure design planning scheme policy.	
PO8	AO8.1	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	Development ensures natural waterway corridors and drainage paths are retained.	realignment only and does not involve any stormwater channels, creek modification works, or changes to the existing drainage network. Accordingly, no physical alterations are proposed that would impact the waterway corridor or drainage paths. The existing environmental values of the waterway corridor are retained and will not be affected by the development.
	AO8.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	
	AO8.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure design planning scheme policy.	
	AO8.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure design planning scheme policy.	
PO9 Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.	AO9 No acceptable outcome is prescribed.	Not applicable The proposed development is a boundary realignment only and does not involve any physical works or changes to impervious areas. Accordingly, there are no changes to runoff, peak flows, or stormwater capture and reuse. Existing site conditions will remain unchanged.
PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system.	AO10 No acceptable outcome is prescribed.	Not applicable No new stormwater management system is proposed or required. Existing site conditions and stormwater arrangements remain unchanged.

Performance outcomes	Acceptable outcomes	GPC Response
Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.		
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: a. existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; b. safe management of stormwater discharge from existing and future up-slope development; c. implication for adjacent and down-slope development.	AO11.1 Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge. AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	Not applicable There are no changes to stormwater capacity, discharge, or flow paths within or external to the site. Existing catchment conditions, including up-slope and down-slope drainage, will remain unaffected.
PO12 Development provides stormwater infrastructure which: a. remains fit for purpose for the life of the development and maintains full functionality in the design flood event; b. can be safely accessed and maintained cost effectively; c. ensures no structural damage to existing stormwater infrastructure.	AO12.1 The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy. AO12.2 Development provides a clear area with a minimum of 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.	Not applicable The proposed development does not involve any new stormwater infrastructure or changes to existing drainage systems. Accordingly, there are no impacts to the functionality, maintenance, or structural integrity of existing stormwater infrastructure.
PO13 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation	AO13 No acceptable outcome is prescribed.	Not applicable The proposed development is a boundary realignment only and does not involve any construction activities, vegetation clearing, earthworks, or installation of services. Accordingly, no erosion, sedimentation, or turbidity impacts

Performance outcomes	Acceptable outcomes	GPC Response
clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: a. the environmental values and water quality objectives of waters; b. waterway hydrology; c. the maintenance and serviceability of stormwater infrastructure. Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.		will occur as a result of the development. Existing environmental values, waterway hydrology, and stormwater infrastructure will remain unchanged and unaffected.
PO14 Development ensures that: a. unnecessary disturbance to soil, waterways or drainage channels is avoided; b. all soil surfaces remain effectively stabilised against erosion in the short and long term.	AO14 No acceptable outcome is prescribed.	Not applicable The proposed development does not involve any physical works, earthworks, or disturbance to soil, waterways, or drainage channels. Accordingly, no soil surfaces will be exposed or altered, and existing site conditions will remain unchanged.
PO15 Development does not increase: a. the concentration of total suspended solids or other contaminants in stormwater flows during site construction; b. run-off which causes erosion either on site or off site.	AO15 No acceptable outcome is prescribed.	Not applicable The proposed development does not involve any construction activities, earthworks, or changes to existing site conditions. Accordingly, there will be no disturbance of soils, no increase in impervious areas, and no alteration to stormwater runoff characteristics. The development will not increase sediment, contaminants, or erosion potential on or off site.
Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following: a. a material change of use for an urban purpose which involves greater than 2,500m² of land that: i. will result in an impervious area greater than 25% of the net developable area; or ii. will result in 6 or more dwellings. b. reconfiguring a lot for an urban purpose that involves greater than 2,500m² of land and will result in 6 or more lots;		

Performance outcomes	Acceptable outcomes	GPC Response
c. operational work for an urban purpose which involves disturbing greater than 2,500m ² of land.		
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. <i>Note—Prescribed water contaminants are defined in the Environmental Protection Act 1994.</i> <i>Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.</i>	AO16 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	Not applicable The proposed boundary realignment does not apply to the scenarios above.
PO17 Development ensures that: a. the discharge of wastewater to a waterway or external to the site is avoided; or b. if the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment. <i>Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome.</i> <i>Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code.</i>	AO17 No acceptable outcome is prescribed.	Not applicable The proposed boundary realignment does not apply to the scenarios above.
Section C— Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot		
PO18 Development protects stormwater infrastructure to ensure the following are not compromised: a. the long term infrastructure for the stormwater network in the Long term infrastructure plans;	AO18 Development protects stormwater infrastructure in compliance with the following: a. for long term infrastructure for the stormwater network, the Long term infrastructure plans;	Not applicable The proposed boundary realignment does not apply to the scenarios above.

Performance outcomes	Acceptable outcomes	GPC Response
b. the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the stormwater network which: i. is required to service the development or an existing and future urban development in the planning scheme area; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	b. for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan; c. the standards for stormwater drainage in the Infrastructure design planning scheme policy.	
PO19 Development provides for the payment of extra trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development;	AO19 No acceptable outcome is prescribed.	Not applicable The proposed boundary realignment does not apply to the scenarios above.

Performance outcomes	Acceptable outcomes	GPC Response
iii. other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i>.		

Subdivision code

Table 9.4.10.3.A-Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Section A-General performance outcomes and acceptable outcomes for reconfiguring a lot		
PO1 Development results in lots and an arrangement of lots that: a. enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use; b. are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; c. feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development; d. complement the streetscape, local context and character for the locality; e. address development constraints.	AO1.1 Development provides lots with dimensions in compliance with Table 9.4.10.3.B. Note—Dwelling density may also be specified in the planning scheme in addition to the minimum or average lot sizes specified in Table 9.4.10.3.B. Development must comply with both parameters. Note—Parts 1 to 3 of Table 9.4.10.3.B provide the minimum dimensions for standard, small and rear lots to accommodate the range of residential development intended for the Low density residential zone, Character residential zone, Low-medium density residential zone and the Emerging community zone. Note—Part 4 of Table 9.4.10.3.B provides dimensions for lots in other zones and in the South East Queensland Regional Plan area under certain circumstances. Where a zone is not identified in Part 4 of Table 9.4.10.3. the relevant dimensions are either use or activity specific and no acceptable outcome is prescribed. Note—The Dwelling house code and Dwelling house (small lot) code provide requirements for dwelling houses on standard lots and small lots. Table 9.4.10.3.B is not part of the assessment for a dwelling house other than as identified in the tables of assessment in Part 5. Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions.	Complies with AO1.1 Table 9.4.10.3.B Part 4 – All other zones identifies the lot dimensions, all proposed lots are well within these benchmarks.
	AO1.2 Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot where meeting the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i> . Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Parts	Not applicable The proposed development is limited to a boundary realignment and does not propose any new building envelopes or development footprint plans. No additional development areas or operational works are associated with the application. Accordingly, there is no requirement for a building envelope plan or development

Performance outcomes	Acceptable outcomes	GPC Response
	of this code and other codes in the planning scheme determine the circumstances for the application of a building envelope plan or a development footprint plan. Note—A building envelope plan or a development footprint plan may also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing.	footprint plan to be shown on the plan of subdivision.
	AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located: - across a proposed lot boundary; or - within a setback required by the planning scheme. Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot. Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan. Note—Where development involves work for walls or structures (other than a fence) on or near to a proposed lot boundary and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the structure is to be located in the position identified by the preceding development approval or approved plans, planning scheme and Building Regulation. Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located: - physical inspection is undertaken at the framing stage of construction; - written evidence in the form of a plan of subdivision is prepared by a suitably qualified person; - other evidence received and agreed by the Council.	Not applicable The proposed development involves a boundary realignment only and does not include any new buildings or structures. Existing buildings and structures will remain wholly within their respective lot boundaries and will not encroach into required planning scheme setbacks. The development does not propose any formal title sharing arrangements or common use areas.
PO2	AO2.1	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
Development creates useable lots that: a. do not rely on excessive cut and fill; b. do not intrude into areas of waterway and environmental significance; c. ensure any cutting, filling, retaining walls and earthworks: i. minimise adverse impacts to vegetation, natural features and topography; ii. avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; d. minimise adverse impacts to the utility of existing or proposed transport network elements.	Development ensures that any cutting, filling, retaining walls and earthworks: a. result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: i. a single level change; or ii. any step in a series of level changes. b. locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; c. limits cut and fill to less than 1m in height for construction of transport network elements. Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B. Note—The transport network is any element that provides for the 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.	Proposed development does not require any cutting, filling, retaining walls and earthworks.
	AO2.2 Development involving a lot with an area less than 450m² is located on a site with a maximum average slope of: a. 1 into 10 on the shortest lot axis; b. 1 into 15 on the longest axis.	Not applicable Development's proposed lot sizes do not have an area less than 450 m².
	AO2.3 Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks occurring on the site.	Complies with AO2.3 Each of the proposed lots meets or exceeds the minimum rectangular dimensions specified in Table 9.4.10.3.B. The development is a boundary realignment only and does not involve any cutting, filling, retaining walls, or earthworks that would alter existing slopes.

Performance outcomes	Acceptable outcomes	GPC Response
	Note—A minimum rectangle dimension sited on level to gently sloping land is required to ensure that lots are able to be developed for a dwelling in accordance with the requirements of the planning scheme. Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone.	
	AO2.4 Development does not involve the creation of canals or artificial waterways.	Complies with AO2.4 Boundary realignment does not result in the creation of canals or artificial waterways.
PO3 Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: - in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; - for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; - to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; - to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; - at an adequate width, suitable gradient and appropriate construction standard; - to avoid unreasonable detriment or nuisance to an adjacent premises; - to preserve the amenity and function of the public realm in accommodating: - high levels of pedestrian traffic;	AO3.1 Development provides roads, pavement and concrete kerb and channel that provide for: - design and construction in accordance with the road hierarchy; - safe travel for pedestrian, cyclists and vehicles; - access to properties for all modes; - utilities; - high levels of aesthetics and amenity, improved liveability and future growth; - a high-quality streetscape; - a low-maintenance asset with minimal whole-of-life cost. Editor's note—See Section B for additional requirements where new road is proposed.	Not applicable Boundary realignment does not require any new roads, pavement or concrete kerbs and channels.
	AO3.2 Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies with AO3.2 The proposed development complies with the requirements in the Transport, access, parking and servicing planning scheme policy.
	AO3.3 Development provides each lot with access to a public road other than a major road, that is: direct; or	Complies with AO3.3 The proposed lots 1, 2 and 3 gain access to Bunya Road, and lot 4 gains access to Flaggy Creek Road.

Performance outcomes	Acceptable outcomes	GPC Response
ii. large subtropical street trees; iii. on-street parking.	b. via a formal access arrangement that is: i. registered on a title over another lot; or ii. a reciprocal access easement; or iii. over common property; iv. located as far away as practicable from an existing or proposed dwelling; v. compliant with the road corridor design standards in the Infrastructure design planning scheme policy; c. the width specified: 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 ii. in Table 9.4.10.3.B where in any other zone; d. compliant with the standard vehicle type requirements for the zone and zone precinct applicable to the site and intended use.	
	AO3.4 Development provides safe sight distances at the following locations: a. an access point along the frontage of each lot;	Not applicable The proposed development is a boundary realignment only and does not include any new access points, driveways, intersections, corner truncations, or pedestrian/cycle crossings.

Performance outcomes	Acceptable outcomes	GPC Response
	b. a junction and an intersection, including corner truncation; c. a pedestrian or cyclist crossing.	Accordingly, no changes are proposed that would affect sight distances. Existing safe sight distances at all relevant locations will be maintained.
	AO3.5 Development provides grades within a lot that: a. enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy; b. do not require cut and fill in excess of 1m in height.	Not applicable The proposed development is a boundary realignment only and does not involve any earthworks, cut or fill, or changes to existing site levels. Accordingly, existing grades are not being altered and will continue to support existing vehicular access arrangements in accordance with the relevant planning scheme policy. No cut or fill in excess of 1m is proposed.
PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks. Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the Planning Act 2016.	AO4.1 Development provides land and works for infrastructure and services in compliance with the: a. Local government infrastructure plan; b. standards in the Infrastructure design planning scheme policy; c. Refuse planning scheme policy; d. Transport, access, parking and servicing planning scheme policy; e. Long term infrastructure plan; f. codes and planning scheme policies that apply to the site.	Complies with AO4.1 The proposed development complies with all required policies, plans, and the planning scheme.
	AO4.2 Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.	Not applicable The proposed development is a boundary realignment only and does not involve any physical works or changes to existing stormwater infrastructure or site conditions. Accordingly, there are no changes to stormwater system capacity or performance required. Existing lawful uses and

Performance outcomes	Acceptable outcomes	GPC Response
		stormwater arrangements will remain unaffected and continue to operate as intended.
	AO4.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is: - in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or - a 6m long by 3 equal chord truncation if a minor road.	Not applicable The proposed development is a boundary realignment only and does not involve any road works, new intersections, or changes to existing corner treatments. There are no corner truncations identified or required as part of the reconfiguration. Accordingly, the proposal is consistent with the intent of the performance outcome.
PO5 Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal occupation of the lot by the intended land use and activities associated with that use.	AO5 Development ensures that lot density, location, arrangement and dimensions address potential adverse impacts on the normal occupation of the lot for its intended use and associated activities, by: - identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; - avoiding the hazard; or - mitigating hazard impacts, including through buffers, structures or other necessary measures. Note—Overlays and neighbourhood plans provide information about potential risks and hazards and how to address them. However, the planning scheme may not reflect risks and hazards determined as part of the analysis of the site and its surrounds and assessment of the development or changed circumstances or those associated with: - contaminated land; - transport noise corridors on State-controlled roads and the rail network.	Complies with AO5 The proposed development is a boundary realignment only and does not introduce any new sensitive uses, change existing land use, or involve any physical works. Accordingly, it does not create or intensify exposure to hazards such as air, noise, dust, light, contaminated land, or electromagnetic emissions. Existing conditions and any applicable buffers remain unchanged, and potential impacts continue to be avoided.

Performance outcomes	Acceptable outcomes	GPC Response
	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.	
Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving: a. rearranging the boundaries of a lot; or b. volumetric format plan subdivision; or c. a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories.		
PO6 Development ensures that any rearrangement of a lot boundary: a. does not create additional lots; b. wholly contains infrastructure and services within the lot they serve; c. results in lots having a dimension, arrangement and size that maintains or improves consistency with the: i. character intended for the locality; ii. outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.	AO6 No acceptable outcome is prescribed.	Complies with PO6 The proposed development is a boundary realignment only and does not create any additional lots. All infrastructure and services remain wholly contained within the lots they serve, and no physical changes are proposed. The resulting lot configuration maintains consistency with the intended rural and environmental character of the locality and the applicable zone, neighbourhood plan, and overlay outcomes.
PO7 Development ensures that volumetric format plan subdivision and any associated statutory easements: a. facilitate efficient development; b. ensure reasonable and practical access to services, facilities and infrastructure appropriate to the current and any intended future use of the premises;	AO7 No acceptable outcome is prescribed.	Not applicable The proposed development is limited to a boundary realignment and does not involve a volumetric format plan subdivision or the creation of associated statutory easements. No changes are proposed to existing access arrangements, services, facilities, or infrastructure connections. Accordingly, the development remains consistent with the applicable planning scheme provisions

Performance outcomes	Acceptable outcomes	GPC Response
c. are in accordance with an existing development approval or approved building; d. are consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.		and does not affect the approved or existing use of the premises.
PO8 Development ensures that a subdivision involving 2 or more zones, zone precincts, a neighbourhood plan precinct or overlay sub-categories, provides for the: a. different lot design requirements that are applicable to the zones, zone precincts, neighbourhood plans and overlays and applicable to the site; b. lawful uses intended for the site and the locality.	AO8.1 Development ensures that the boundary between the zones, zone precincts, neighbourhood plans, overlays and land uses are reflected in the design, arrangement and boundaries for proposed lots to the extent relevant.	Complies with AO8.1 The revised lot boundaries have been designed to maintain consistency with the applicable zones, neighbourhood plans, overlays, and existing land use patterns relevant to the site. Accordingly, the development does not compromise the intent or spatial arrangement of the applicable planning scheme provisions.
	AO8.2 Development includes separation, buffers, management zones or other means to address any adverse amenity, health or safety impacts caused by an adjacent use.	Complies with AO8.2 The proposed development is limited to a boundary realignment and does not introduce any new land uses, operational works, or changes to the existing site arrangement. As no intensification or alteration of use is proposed, the development will not create or increase adverse amenity, health, or safety impacts on adjoining properties. Existing separation distances and site conditions will remain unchanged.
	AO8.3 Development provides lot dimensions and size in each different zone, zone precinct, neighbourhood plan and land use that is in compliance with Table 9.4.10.3.B.	Complies with AO8.3 The proposed development involves a boundary realignment only and does not create additional lots or alter the overall development intensity of the site. The resulting lot dimensions and areas will remain consistent with the applicable planning scheme requirements relevant to the site.

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

Performance outcomes	Acceptable outcomes	GPC Response
	report outcomes as agreed by the Council; c. when resulting in a stub road for a proposed future road connection, provides a turn-around area or easement in compliance with the Refuse planning scheme policy and the Infrastructure design planning scheme policy. Note—The majority of relevant standards identified in the planning scheme are located in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy. Note—This outcome can be demonstrated through an application that: • is accompanied by sufficient information (including computer modelling input and output data) to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and/or the standards and guidelines of the Transport, access, parking and servicing planning scheme policy and that any computer modelling input and output data is accurate, reasonable and carried out in accordance with sound traffic engineering practices.	
PO10 Development provides permeable, connected, attractive and safe pedestrian and bicycle networks that: a. are designed to provide permeability for pedestrians and cyclists having regard to the surrounding area and existing and future networks;	AO10.1 Development provides a pedestrian and bicycle network that connects into the broader network of proposed and existing pathways, that: a. is in compliance with the Infrastructure design planning scheme policy and any overlay, neighbourhood plan, preliminary approval, development approval that	Not applicable The proposed development does not involve 10 or more lots, a road reserve/new road, or cycle/pedestrian routes.

Performance outcomes	Acceptable outcomes	GPC Response
attractive and efficient; c. link destinations such as major developments, public transport stops and parks along the safest, most direct and convenient routes; d. provide routes that are on areas of least slope and avoid potential hazards such as flooding; e. run predominately along public spaces including streets or parks that are fronted by dwellings; f. are located where there is casual surveillance, avoiding an area with a major break in surveillance and an unlit area at night; g. are widened at potential vehicle conflict points. Note—While the road layout may include no through roads such as cul-de-sacs in limited circumstances, the pedestrian and bicycle network may not. Note—Pedestrian and bicycle networks should be designed in conjunction with the design of the road network and lot layout.	applies to the site or structure plan relevant to the site; or b. uses a pedestrian and bicycle accessibility grid-based network throughout the development where no overlay, neighbourhood plan, preliminary approval, development approval or structure plan applies. Note—The Infrastructure design code requires the creation of footpaths and bikeways in compliance with the standards and specifications in the transport network and road corridor design sections of the Infrastructure design planning scheme policy, where in the road reserve or through a park. AO10.2 Development provides pathway links outside the road corridor that: a. comply with the Infrastructure design planning scheme policy; b. incorporate key elements of crime prevention through environmental design, including: - having a maximum length of 40m; - providing a direct line of sight between ends of the link; - connecting between the road network and the park where development is located between them. Note – For guidance in achieving the key elements of crime prevention through environment design, refer to the Crim prevention through environmental design planning scheme policy. Note – A minimum of 50% of any park frontage should be to a minor road.	
PO11	AO11	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
Development provides a road reserve and carriageway that is of sufficient design, width and arrangement to preserve the function of the road hierarchy and address all impacts on the road network, including: a. safe and efficient movement of users, including vehicles, cyclists and pedestrians; b. vehicle parking; c. access to properties, including accommodation of the largest design service vehicle; d. construction and maintenance of public utilities; e. landscaping, street trees and shading; f. safety and visibility; g. integrated pedestrian and cyclist movement and safety; h. noise reduction; i. required design vehicles; j. utility services.	Development provides a road reserve and carriageway that is designed in compliance with its road hierarchy classification within the Infrastructure design planning scheme policy.	The proposed development does not involve 10 or more lots, a road reserve/new road, or cycle/pedestrian routes.
PO12 Development provides a road network that: a. includes a minor road network that creates convenient and safe movement between uses and to major roads; b. positively contributes to and enhances the bicycle network and streetscape hierarchy; c. caters for the expected vehicle, pedestrian and cyclist use; d. utilises geometry consistent with the standards relevant for the road hierarchy;	AO12.1 Development provides a road network which is designed and constructed in compliance with the Infrastructure design planning scheme policy.	Not applicable The proposed development does not involve 10 or more lots, a road reserve/new road, or cycle/pedestrian routes.
	AO12.2 Development provides a minor road frontage for a minimum 50% of any park edge where involving new park or adjoining the site of an existing or approved park.	Not applicable The proposed development does not involve 10 or more lots, a road reserve/new road, or cycle/pedestrian routes.
	AO12.3	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
e. provides safe vehicular access to each lot where direct lot access is allowed; f. prevents the needs for traffic-calming devices and ensures speed management is achieved by geometric design and arrangement of roads and paths; g. provides safe pedestrian and cyclist crossings; h. minimises the need for earthworks; i. provides minor roads adjoining and overlooking the public parks network; j. enables the creation of lots that facilitate sufficient solar access for potential dwellings, buildings, structures and activity areas; k. maximises the quality of the public realm, provision of street trees and availability of on-street parking.	Development provides road network that: a. is generally orientated on a modified grid pattern that allows for topographic constraints; b. facilitates the following orientation wherever possible: i. generally north-south roads, to allow lots to have their long axes typically orientated east-west; ii. generally east-west roads, to allow lots to have their long axes typically orientated north-south.	The proposed development does not involve 10 or more lots, a road reserve/new road, or cycle/pedestrian routes.
PO13 Development provides connected road, pedestrian and bicycle networks.	AO13 Development involving new road ensures that a no through road is included only where: a. physical features obstruct road network continuity; b. it is demonstrated that there is no alternative road layout, option or arrangement to provide for road continuity; c. connections with a direct line of sight are provided to existing, proposed or potential through-streets for pedestrians and cyclists at the end of any no through road;	Not applicable The proposed development does not involve 10 or more lots, a road reserve/new road, or cycle/pedestrian routes.

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

Performance outcomes	Acceptable outcomes	GPC Response
ii. street trees and landscaping; iii. street furniture and public signage; iv. utilities and other infrastructure.		
PO15 Development provides intersection designs that ensure: a. safety, efficient function and visibility for vehicles, pedestrians and cyclists; b. verge areas that provide sufficient space for safe pedestrian movement; c. sufficient space for infrastructure and traffic management.	AO15 Development provides intersections that are designed in compliance with the Infrastructure design planning scheme policy.	Not applicable The proposed development does not involve 10 or more lots, a road reserve/new road, or cycle/pedestrian routes.
PO16 Development provides a transport network that caters for the extension of existing or future public transport routes and infrastructure including safe pedestrian set-down and pick-up facilities.	AO16 Development provides bus infrastructure and intersections that are designed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy.	Not applicable The proposed development does not involve 10 or more lots, a road reserve/new road, or cycle/pedestrian routes.
PO17 Development provides a transport network that is: a. designed to operate safely for users, pedestrians and cyclists; b. ensures emergency access or evacuation in emergencies.	AO17 Development provides a secondary road access if access to lots is used by more than 1,000 vehicles per day. Note—The secondary access is to provide emergency vehicles with an alternative route where the primary route may be heavily trafficked and the effectiveness of emergency response is reduced.	Not applicable The proposed development does not involve 10 or more lots, a road reserve/new road, or cycle/pedestrian routes.
Section C—Specific performance outcomes and acceptable outcomes applicable to development		
Section C1—Development for reconfiguring a lot involving any of the following: a. a site that is more than 1ha in the Emerging community zone; or b. the number of potential dwellings is 20 or more in the Emerging community zone; or c. a site that is more than 7,000m² in the Low density residential zone; or		

Performance outcomes	Acceptable outcomes	GPC Response
d. the number of lots is 20 or more; or e. the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or f. the creation of more than 50% of the lots with an area less than 350m ² where not associated with a material change of use or in accordance with an approved building.		
Note—Refer to the Structure 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 Development delivers contained, sustainable and functional communities comprised of walkable, highly connected and legible neighbourhoods that ensure: a. the lot frontage of all residential lots is within: i. 400m walking distance from a local park, community hub or other central focal point to create a strong and positive neighbourhood identity; ii. 800m walking distance of a local shop and services; b. the greatest intensity of development is within 400m walking distance from: i. a centre other than a Neighbourhood centre; ii. high frequency public transport; c. if residential development, a variety of lot sizes are provided to accommodate a range of dwellings consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; d. connected transport and public parks	AO18.1 Development is designed and sited in compliance with: a. the structure outlined in a neighbourhood plan, a development approval or a preliminary approval that is relevant to the full nature and extent of the development and that clearly indicates the following: i. integration, connection and relationship of the site with surrounding land uses; ii. roads, pathways, bicycle and public transport stops and stations; iii. character and environmental values and development constraints; iv. parks and key destinations such as centres and community facilities; or b. a structure plan prepared in accordance with the Structure planning scheme policy. Note—A neighbourhood plan, preliminary approval or development approval must provide comprehensive information that guides the land use pattern, scale, arrangement, connections, transport network and relationship of the development to surrounding features and values. A structure plan must be prepared in accordance with the	Not applicable The proposed development does not involve any of the following criteria.

Performance outcomes	Acceptable outcomes	GPC Response
networks are provided to encourage public and active transport use within and between neighbourhoods; e. an interconnected street pattern that results in safe, connected and permeable neighbourhoods; f. centrally located parks; g. sites are provided for community activities, services and facilities and utilities; h. integrated development with compatible surrounding development approvals and established residential areas; i. the outcomes of neighbourhood plans are delivered; j. site characteristics and setting are addressed including character and environmental values and development constraints, as detailed in an applicable neighbourhood plan or overlay or as determined through a structure planning process. Note—A structure plan prepared in accordance with the Structure planning scheme policy can assist in demonstrating the achievement of this outcome. A structure plan must be prepared where in the Emerging community zone. Note—In interpreting PO18(b)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.	Structure planning scheme policy where this information is insufficient. AO18.2 Development likely to generate significant pedestrian movements provides a layout with a: - maximum street block length of 220m; - maximum street block depth of 80m; - mid-block pedestrian pathway: - every 150m of street block length or part thereof where a street block length exceeds 200m; - providing a minimum 5m wide direct line of sight between the link ends.	Not applicable The proposed development does not involve any of the following criteria.
PO19 Development ensures that the layout retains and responds to:	AO19.1 Development retains and incorporates significant vegetation within a park, the road reserve,	Not applicable The proposed development does not involve any of the following criteria.

Performance outcomes	Acceptable outcomes	GPC Response
natural drainage systems and significant vegetation; b. existing heritage or character buildings; c. adjoining existing uses and the transport and public park networks.	waterways or corridors, common property or private open space areas. Note—The Vegetation planning scheme policy provides guidance on determining what significant vegetation is to be considered in demonstrating achievement of this outcome.	
	AO19.2 Development integrates heritage or character buildings with community facilities or shared facilities.	Not applicable The proposed development does not involve any of the following criteria.
PO20 Development provides a layout that supports pedestrian access to public transport services by locating: a. a high proportion of dwellings close to public transport stops; b. higher density residential development close to transport stops; c. non-residential or high trip-generating uses immediately proximate to transport stops.	AO20 Development provides 90% or more of lots and all non-residential uses intended for public visitation within a 400m walking distance of an existing or future stop on a public transport route or a dedicated public pedestrian access point to a railway or busway station.	Not applicable The proposed development does not involve any of the following criteria.
PO21 Development provides a high proportion of lots that can accommodate climate-responsive subtropical building design for solar access and breeze.	AO21.1 Development provides lots that are generally designed and positioned to locate: a. small lots or the greatest dwelling densities on north-facing slopes with gradients of less than 15%; b. larger lots or the lowest dwelling densities on south-facing slopes or parts of the site where solar access is poor.	Not applicable The proposed development does not involve any of the following criteria.
	AO21.2 Development involving a small lot that has a building envelope plan, or provides for integrated	Not applicable The proposed development does not involve any of the following criteria.

Performance outcomes	Acceptable outcomes	GPC Response
	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.	
PO22 Development provides a range of lot sizes and types mixed in one location and located on any street frontage that: - meet the housing choice outcomes for the zone, zone precinct or neighbourhood plan; - is consistent with the surrounding lot character; or - provides a gradual transition in lot character where the site's location provides opportunities to locate near public transport stops and stations and enables ease of access to services and facilities. Note—A performance outcome for a small lot that does not comply with AO22.2 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.	AO22.1 Development provides a range of lot sizes that comply with: - the zone, zone precinct, neighbourhood plan, preliminary approval or development approval; or - 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 - if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, the requirements of Table 9.4.10.3.B and surrounding lot character consistent with the proposed uses of the site. Note—The density of dwellings per hectare is calculated based on the number of dwellings (such as dwelling houses, multiple dwellings) relative to the area of the site for proposed lots intended for dwellings and inclusive of land intended to be included in the Local zone precinct of the Open space zone and local roads.	Not applicable The proposed development does not involve any of the following criteria.
	AO22.2	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
	Development fronting an existing or proposed road provides: a. no more than 6 contiguous small lots that are separated by no less than 2 standard lots from other small lots, where in the Emerging community zone, Low density residential zone and Character residential zone; b. no more than 6 contiguous small lots that feature abutting built to boundary walls, where in the Low-medium density residential zone; c. if adjoining land in the Residential zones category or the Emerging community zone: i. a consistent lot character; ii. a gradual transition in lot sizes, dimensions and layout where within 400m walking distance from a centre other than a Neighbourhood centre, and high frequency public transport. Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994. 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.	The proposed development does not involve any of the following criteria.
PO23 Development involving lots for non-residential, centre or mixed use development is provided in	AO23	Not applicable The proposed development does not involve any of the following criteria.

Performance outcomes	Acceptable outcomes	GPC Response
the following appropriate locations that take advantage of: a. site access opportunities or restrictions; b. positive streetscape or park interface opportunities; c. opportunities to locate near transport stops or on transport routes; d. uses and building forms to act as noise buffers to external noise sources such as major roads, railways or other non-residential uses; e. development interfaces and land use transitions to residential uses.	Development involving lots for non-residential, centre or mixed use development in a residential neighbourhood or subdivision are located: a. with a frontage to a road higher than a minor road in the road hierarchy that can serve as the primary vehicle access point; b. on the end of street blocks or corners; c. within 200m walking distance of a dedicated public pedestrian access point of, or is integrated with, a public transport stop or station; d. so that the change of use between residential and non-residential uses occurs along the shared rear boundaries of lots.	
PO24 Development provides a lot mix and location within a residential neighbourhood or subdivision that supports positive streetscape outcomes and balances expected building forms, driveway frequency, on-street parking, water sensitive urban design and other elements.	AO24.1 Development where providing lots for multiple dwellings: a. facilitates direct pedestrian and vehicle access to ground-floor dwellings; b. locates lots: i. on corner sites; or ii. at the ends of street blocks; or iii. where they have dual frontage. Note—Vehicle access in the form of shared driveways and crossovers is desirable to maximise the availability of on-street car parking and provision of street trees.	Not applicable The proposed development does not involve any of the following criteria.
	AO24.2 Development ensures that a lot that is less than 350m² or with a frontage width less than 10m: a. is located mid-block or adjacent to a park where there is dual frontage;	Not applicable The proposed development does not involve any of the following criteria.

Performance outcomes	Acceptable outcomes	GPC Response
	b. is located in a group up to but not more than 6 in a row to enable integrated design and construction solutions; c. if serviced by a rear lane, the lane is no longer than 60m in length.	
	AO24.3 Development provides for larger lots located on corners or at the end of T-intersections.	Not applicable The proposed development does not involve any of the following criteria.
PO25 Development involving a lot intended for a dwelling house is of a regular shape and an appropriate size and dimensions: a. for the siting and construction of any existing or potential dwelling houses and any ancillary building or activity; b. to maximise outdoor private space, privacy and amenity; c. to provide convenient on-site vehicle access and parking.	AO25.1 Development provides lots that are rectangular or regular in shape, with the depth dimension greater than the width dimension and in accordance with Table 9.4.10.3.B.	Not applicable The proposed development does not involve any of the following criteria.
	AO25.2 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.	Not applicable The proposed development does not involve any of the following criteria.
PO26 Development provides land for park purposes that is well distributed and located and is consistent with: a. the nature of surrounding parks; b. the needs of occupants and visitors; c. the safety and connection to the transport network.	AO26 Development provides land for park purposes that is in compliance with the Park planning and design code and the Local government infrastructure plan.	Not applicable The proposed development does not involve any of the following criteria.
Section C2—Detailed performance outcomes and acceptable outcomes for a small lot: a. not complying with the dimensions in Table 9.4.10.3.B; or b. with a frontage width of less than 10m.		

Performance outcomes	Acceptable outcomes	GPC Response
PO27 Development ensures that each small lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house, associated ancillary structures and site access without adversely impacting the: a. intended character of a locality; b. quality of the public realm and the provision of street trees; c. availability of on-street car parking; d. natural, character or heritage features of the lot. Note—A performance outcome for a small lot that does not comply with AO27.1, AO27.2, AO27.3 and AO27.4 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be 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.	AO27.1 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a development footprint plan: a. formed by the acceptable outcomes for side and rear boundary setbacks for a dwelling house in compliance with the Dwelling house (small lot) code; b. 3m to the primary street frontage or the least setback of an adjoining dwelling, wherever is greater; c. 1.5m to any secondary street frontage where for a corner lot; d. 3m to any private open space on an existing or proposed adjoining small lot. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the 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. Note—The development footprint plan does not override the Dwelling house (small lot) code other than to the extent provided for in that code.	Not applicable The proposed development does not result in small lots.
	AO27.2 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a minimum of 16m² principle private open space with a minimum dimension of 4m. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994. Note—The development footprint does not override the Dwelling house (small lot) code other than to the extent provided for in that code.	Not applicable The proposed development does not result in small lots.

Performance outcomes	Acceptable outcomes	GPC Response
	AO27.3 Development locates the development footprint plan so that no more than 6 dwelling houses in a row provide for co-located built to boundary walls. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.	Not applicable The proposed development does not result in small lots.
	AO27.4 Development where a small lot with a frontage width of less than 10m provides a development footprint plan demonstrating that any vehicle parking areas, access or driveway is in a location that: a. minimises impacts to existing street trees and on-street car parking; b. maximises opportunities for street tree planting and on-street car parking. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.	Not applicable The proposed development does not result in small lots.
Section C3—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone		
PO28 Development provides a lot layout plan that: a. facilitates the integration of industrial development with other adjacent industrial development and the transport network elements intended for industrial traffic;	AO28.1 Development involving an industrial lot ensures vehicle access is to a road intended for industrial access, not a residential street.	Not applicable The subject land is not mapped within the Industry zones category or the Extractive industry zone.
	AO28.2 Development provides lots or easements for non-industrial uses such as private open space,	Not applicable The subject land is not mapped within the Industry zones category or the Extractive industry zone.

Performance outcomes	Acceptable outcomes	GPC Response
b. minimises impacts to existing or potential incompatible land uses.	environmental or stormwater management that create spatial separation between industrial lots and other incompatible land uses.	
PO29 Development for industrial uses that are proposed to be serviced by a railway, road freight depot, intermodal terminal, airport or seaport maximises access to these facilities.	AO29 Development provides lots that are arranged to: a. provide direct frontage to a railway, road freight depot, intermodal terminal, airport or seaport loading and unloading area; b. be accessed by shared access ways, over private land or public road in the site, linking to the loading and unloading areas.	Not applicable The subject land is not mapped within the Industry zones category or the Extractive industry zone.
PO30 Development in the General industry C zone precinct of the Industry zone and the Extractive industry zone, provides lots that: a. are of a size that facilitates a variety of industrial and industry compatible land uses; b. are not subdivided or otherwise fragmented into unviable lot sizes.	AO30 Development on land in the General industry C zone precinct of the Industry zone and the Extractive industry zone retained in large lots in compliance with Table 9.4.10.3.B.	Not applicable The subject land is not mapped within the Industry zones category or the Extractive industry zone.
Section C4—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone		
Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.		
PO31 Development: a. facilitates the integration of centre and mixed uses with adjacent uses and features; b. complements and enhances existing or proposed public spaces;	AO31 No acceptable outcome is prescribed.	Not applicable The subject land is not mapped within the Centre zones category, Mixed use zones, Community facilities zone or Specialised centre zone.

Performance outcomes	Acceptable outcomes	GPC Response
c. ensures minimum impact on the amenity of adjacent and nearby areas; d. provides for reasonable buffers between any existing or potential incompatible land uses.		
Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan		
PO32 Development provides a lot design that protects, maintains and enhances ecological features, significant vegetation, koala habitat trees and rural land values. Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy and accommodated through the approach described in the Structure planning planning scheme policy. Note—This performance outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.	AO32 Development identifies a development footprint plan or building envelope plan for each lot and demonstrates that lot design and layout conserves ecological features, significant vegetation, koala habitat trees and rural land values in a spatial configuration that: a. consolidates and connects areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; b. minimises fragmentation of areas to be conserved for biodiversity purposes by infrastructure; c. does not further fragment viable rural land. Note—This acceptable outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of 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.	Complies with AO32 The proposed development includes identified building pad locations positioned close to the existing public road, which minimises the need for vegetation clearing for access. The majority of vegetation is retained in larger, contiguous areas away from the road corridor, reducing fragmentation of ecological values. Accordingly, the lot layout supports the conservation of ecological features
PO33 Development provides vehicular access that is: a. available to each lot or building envelope area;	AO33 Development provides vehicle access via a road and within a lot that is designed to minimise the	Complies with AO33 The proposed development does not introduce any new access points or internal access changes, as it is limited to a boundary realignment. Existing

Performance outcomes	Acceptable outcomes	GPC Response
b. does not result in the loss of ecological features, significant vegetation and koala habitat trees. Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy.	clearing of vegetation and potential threat to fauna movement. Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.	vehicle access arrangements will remain unchanged. As a result, no additional vegetation clearing is required, and potential impacts on fauna movement are minimised. The development therefore maintains the current low-impact access configuration.
Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots		
If dividing land into parts by an agreement that is a lease or an exclusive use agreement or lease or the reconfiguring of an existing or approved building whether or not including land		
PO34 Development does not result in: a. the use of a premises being impaired or made unlawful; b. dependent activities of a use becoming separated by titling; c. the functioning of the relevant development approval being compromised. Note—For instance, where premises are used for any industrial use that includes an ancillary office, the office cannot be separately titled as it is dependent on the industrial use component. Note—For instance, while the reconfiguring a lot for a multiple dwelling provides individually titled units through a building form plan with a land component, the private courtyard for each unit is to be included in the title of each unit and not in the common property unless expressly required by an overlay. For example, land subject to hazard may necessitate private courtyards be within common property for maintenance purposes. Note—In some instances it is appropriate to allow for reconfiguring a lot of land by either community title or a standard format plan if a combined development application for a material change of use includes an existing building that is to be retained on the site and separately titled. Reconfiguration of an existing use does not materially change the nature of the existing approval.	AO34.1 Development ensures: a. the use of premises remains lawful; b. development remains in compliance with planning and building standards and development approvals. AO34.2 Development of premises for its intended or approved use is lawful and in compliance with planning and building standards and development approvals.	Not applicable Development does not result in the creation of freehold lots. Not applicable Development does not result in the creation of freehold lots.

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

Performance outcomes	Acceptable outcomes	GPC Response
	c. driveways serving more than 3 lots that are at least 4m wide.	
	AO36.2 Development involving other purposes, has internal access ways and driveways in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable Development does not result in the creation of freehold lots.

Transport, access, parking and servicing code

Table 9.4.11.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
PO1 Development is designed: a. to include a technically competent and accurate response to the transport and traffic elements of the development; b. in accordance with the standards in the Transport, access, parking and servicing planning scheme policy; c. to ensure the efficient operation and safety of the development and its surrounds. Note—The acceptable outcome and performance outcome can be demonstrated through a development application that: • is accompanied by sufficient information, including computer modelling input and output data, to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • ensures that any computer modelling input and output data are accurate, reasonable and carried out in accordance with sound traffic engineering practices.	AO1 Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies with AO1 The proposed development complies with the relevant criteria of the Transport, access, parking and servicing planning scheme policy.
PO2 Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the	AO2 No acceptable outcome is prescribed.	Not applicable The proposed development is a boundary realignment only and does not constitute a major development. It does not involve changes to land use, increased intensity of use, or any works affecting transport infrastructure. Accordingly, no provision for public transport integration, vehicle

Performance outcomes	Acceptable outcomes	GPC Response
transport network consistent with the planning by the Queensland Government and Council.		management, or pedestrian and cyclist linkages is required.
PO3 Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.	AO3.1 Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies with AO3.1 Existing access arrangements remain unchanged and continue to comply with the Transport, Access, Parking and Servicing Planning Scheme Policy.
	AO3.2 Development provides an easement for a vehicular access benefiting all adjoining landowners and the Council if the vehicular access services more than an individual development or premises.	Not applicable The proposed development does not include an easement for vehicular access.
PO4 Development provides walking and cycle routes through the site which: a. link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; b. encourage walking and cycling; c. ensure pedestrian and cyclist safety; d. provide a direct and legible network. Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.	AO4.1 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: a. create a walking or cycle route along the full frontage of the site; b. connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	Not applicable Development does not require new walking or cycling routes.
	AO4.2 Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	Not applicable Development does not require new walking or cycling routes.
	AO4.3 Development provides walking and cycle routes which do not include a potential entrapment area,	Not applicable Development does not require new walking or cycling routes.

Performance outcomes	Acceptable outcomes	GPC Response
	blind corner or sudden change in level that restrict sightlines.	
PO5 Development provides secure and convenient bicycle parking which: a. for visitors is obvious and located close to the building's main entrance; b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; c. is easily and safely accessible from outside the site; d. does not impact adversely on visual amenity; e. does not impede the movement of pedestrians or other vehicles; f. is designed to comply with a recognised standard for the construction of bicycle facilities. Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.	A05.1 Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable Development does not include bicycle parking.
	A05.2 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the Transport, access, parking and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities.	Not applicable Development does not include bicycle parking.
	A05.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Not applicable Development does not include bicycle parking.
	A05.4 Development provides visitor bicycle parking which does not impede pedestrian movement.	Not applicable Development does not include bicycle parking.
	A05.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable Development does not include bicycle parking.
PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users.	A06 Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy	Not applicable Development does not include shower cubicles.

Performance outcomes	Acceptable outcomes	GPC Response
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.		
PO7 Development provides pedestrian and cyclist access to the site which is designed to provide safe movement and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles.	AO7 Development provides pedestrian and cycle access that is designed and constructed in compliance with the site access design guidelines, pedestrian facilities standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable Development does not include any new pedestrian or cyclist access.
PO8 Development provides pedestrian and cyclist access to and from the site which is located to take advantage of safe crossing points of the adjacent road system, key destinations and public transport facilities.	AO8 No acceptable outcome is prescribed.	Not applicable Development does not include any new pedestrian or cyclist access.
PO9 Development provides access driveways in the road area that are located, designed and controlled to: a. minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; b. ensure the amenity of adjacent premises, from impacts such as noise and light.	AO9.1 No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy).	Not applicable The proposed development is a boundary realignment only and does not involve any changes to existing access driveways or the road network. Each of the resulting lots has existing access to the public road network, which remains unchanged. Accordingly, there are no new or altered driveway arrangements that would impact the safety, operation, or amenity of the transport network or adjacent premises. Existing conditions will remain unchanged and continue to operate as intended.
	AO9.2 Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the lowest order road to which the site has frontage.	
	AO9.3 Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in compliance with the	

Performance outcomes	Acceptable outcomes	GPC Response
	standards in the Transport, access, parking and servicing planning scheme policy.	
	AO9.4 Development provides access driveways in the road area which: a. are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; b. are not provided through a bus stop, taxi rank or pedestrian crossing or refuge.	
	AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	
PO10 Redevelopment provides for: a. the closure of all access driveways in the road area that no longer comply with the standards in the Transport, access, parking and servicing planning scheme policy; b. the reinstatement of adjacent footpaths.	AO10 No acceptable outcome is prescribed.	Not applicable The proposed development is a boundary realignment only and does not involve any changes to existing access driveways, road works, or redevelopment of the site. Accordingly, there are no access driveways requiring closure and no footpath reinstatement works proposed. Existing conditions within the road area will remain unchanged.
PO11 Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.	AO11.1 Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable No new design or works are proposed that would affect pedestrian, cyclist, or motorist safety within the road area. Existing access arrangements remain unchanged and continue to operate safely.
	AO11.2	

Performance outcomes	Acceptable outcomes	GPC Response
	Development ensures that convex mirrors are only used in a site: a. as a secondary support at access driveways; b. in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.	
PO12 Development in the City core and City frame as identified in Figure a provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	AO12 Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.	Not applicable The proposed development is not located within the City core or City frame as identified in Figure A. Accordingly, this provision is not applicable to the development. The proposal is a boundary realignment only and does not involve the provision or alteration of car parking spaces.
PO13 Development outside of the City core and City frame as identified in Figure a provides on-site car parking spaces to accommodate the design peak parking demand without any overflow of car parking to an adjacent premises or adjacent street.	AO13 Development outside of the City core and City frame as identified in Figure a: a. provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or b. for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy. Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-	Complies with AO13 Each lot has existing on-site parking provisions that are retained, with no changes proposed. Accordingly, parking demand continues to be accommodated within each lot and no overflow to adjacent premises or streets will occur.

Performance outcomes	Acceptable outcomes	GPC Response
	parking rate in the Transport, access, parking and servicing planning scheme policy	
PO14 Development ensures that the number of car parking spaces and design of the car parking area: - meet the combined design peak parking demand for residential, visitor and business parking; - allow for the temporal sharing of car-parking spaces for uses with different peak parking demands. Note—In order to demonstrate that adequate car parking is provided, a traffic impact assessment prepared in compliance with the Transport, access, parking and servicing planning scheme policy is to identify the appropriate number of car parking spaces to be provided.	AO14.1 Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time.	Not applicable The proposed development is a boundary realignment only and does not involve any changes to existing car parking spaces or parking layout. Each lot retains its existing parking provision, which continues to meet the applicable demand. Accordingly, no changes are proposed to parking supply, design, or shared use arrangements, and existing conditions remain unaffected
	AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.	
PO15 Development provides a car park layout which allows for on-site vehicle parking that: - is clearly defined, safe and easily accessible; - is designed to contain potential adverse impacts within the site; - does not detract from the aesthetics or amenity of an area; - discourages on-street parking if parking has an adverse traffic management safety or amenity impact; - is consistent with safe and convenient pedestrian and cyclist movement.	AO15 Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable The proposed development does not involve any changes to existing parking bays, queue areas, manoeuvring areas, or service vehicle arrangements. Accordingly, no new design service vehicle areas are proposed. Existing facilities remain unchanged and continue to operate in accordance with the Transport, Access, Parking and Servicing Planning Scheme Policy.
PO16 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	AO16 Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by:	Not applicable The proposed development is a boundary realignment only and does not involve any physical works, built form, or changes to site layout or access arrangements. Accordingly, no changes are

Performance outcomes	Acceptable outcomes	GPC Response
	a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d. ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.	proposed that would affect lighting, surveillance, access, or other crime prevention through environmental design (CPTED) principles.
PO17 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	AO17 Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by: a. denying access to potential canvases through access control techniques; b. reducing potential canvases through canvas reduction techniques;	Not applicable There are no new elements that would influence access control, canvas areas, or material selection for maintenance. Existing site conditions remain unchanged, and the potential for graffiti or vandalism is not affected by the proposal.

Performance outcomes	Acceptable outcomes	GPC Response
	c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.	
PO18 Development is serviced by an adequate number and size of service vehicles.	AO18 Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable Service vehicle access and provision remain unchanged and continue to be adequate for the existing use of each lot. No additional service vehicle requirements are generated by the proposal.
PO19 Development layout provides for services which: a. are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected; b. are clearly defined, safe and easily accessible; c. are designed to contain potential adverse impacts of servicing within the site; d. do not detract from the aesthetics or amenity of the surrounding area.	AO19.1 Development ensures that a service bay provided on site: a. is provided and designed to comply with the design vehicle table and service area design standards in the Transport, access, parking and servicing planning scheme policy; b. is located away from street frontages and screened from adjoining premises.	Not applicable The proposed development is a boundary realignment only and does not involve any changes to existing services, servicing areas, or site layout. Accordingly, all existing services remain wholly within their respective lots, clearly defined, and continue to operate safely and accessibly. No servicing arrangements are altered, and there are no impacts on containment of servicing activities or surrounding amenity.
	AO19.2 Development provides on-site servicing facilities and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in the Transport, access, parking and servicing planning scheme policy.	
	AO19.3 Development provides service areas for refuse collection in compliance with the standards in the Refuse planning scheme policy, Transport, access,	

Performance outcomes	Acceptable outcomes	GPC Response
	parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	
PO20 Development provides service vehicle access routes to and from the site which minimise the impact on: a. amenity and safety in residential areas; b. streets not constructed to a standard that accommodate increased heavy vehicle movements.	AO20 Development ensures that service vehicles use the shortest and most direct route to the major road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable The proposed development is a boundary realignment only and does not involve any changes to existing service vehicle access routes or the road network. Accordingly, service vehicle access arrangements remain unchanged and continue to operate via existing approved routes. The proposal does not result in any increase in heavy vehicle movements or impacts on residential amenity or local streets.
If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensioned vehicle or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development)		
PO21 Development which is freight-dependent development ensures that the traffic generated by the development does not impact on: a. the operation of the transport network; b. the safety and amenity of a residential area; c. a road not constructed to accommodate a non-standard vehicle such as a road only constructed to accommodate a vehicle that has a legal right of access to all roads including Austroads vehicles classes 1–9.	AO21.1 Development which is freight-dependent development is located on a site which: a. has frontage to or direct access to the freight network in the Road hierarchy overlay via roads in a zone in the Industry zones category; or b. can be serviced by a route that can act as a primary freight access route and connect to an existing primary freight route without impacting on the safe operation of the road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable The proposed development is not freight-dependant development.
	AO21.2	Not applicable

Performance outcomes	Acceptable outcomes	GPC Response
	Development which is freight-dependent development provides any necessary upgrade to a road used as an access route in compliance with the Infrastructure design planning scheme policy.	The proposed development is not freight-dependant development.

Wastewater code

Table 9.4.12.3 —Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
PO1 Development ensures that the intensity and scale of the change of use of premises does not: 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; b. increase any health risks during a system failure; c. deteriorate the water quality of existing or proposed water supplies; d. limit the sustainable disposal of domestic effluent.	AO1 Development ensures that the proposed disposal system complies with the requirements of: a. the <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i>; b. AS/NZS 1547:2012 On-site domestic wastewater management; c. <i>Plumbing and Drainage Act 2018</i>; d. The Queensland plumbing and wastewater code. Note—This is to be verified by a competent person and verification submitted to the Council with the development and plumbing application.	Not applicable The proposed development does not include a new disposal system.
PO2 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: a. minimises any adverse ecological impacts, particularly on any nearby sensitive receiving environments; 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.	AO2.1 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 with AO2.1 Proposed boundary alignment results in lots greater than 2,000m ² .
	AO2.2 Development ensures that the proposed on-site effluent disposal system is located on the lot in accordance with the: a. secondary standards in Table A6 of the Interim Code of Practice for On-site Sewage Disposal; b. <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i>;	Not applicable The proposed development does not include a new disposal system.

Performance outcomes	Acceptable outcomes	GPC Response
	c. AS/NZS 1547:2012 On-site domestic wastewater management, d. <i>Plumbing and Drainage Act 2018</i>; e. Queensland plumbing and wastewater code.	
	AO2.3 Development ensures that the proposed on-site effluent disposal system is sub-surface and located on land: a. with a slope of less than 15%, or where the land is terraced to receive the full disposal area; b. no closer than 150m to the limit of the ponded waters of a water supply reservoir or a town water intake; c. above 1.7m AHD or above the Q20 flood levels, whichever is the higher and not within 9m horizontal distance of this level; d. no closer than 25m to a cut or embankment.	Not applicable The proposed development does not include a new disposal system.
	AO2.4 Development ensures that the proposed sub-surface on-site effluent disposal system is not located: a. on soils with permeabilities less than 1.06m/day or greater than 3.5m/day; b. within 0.6m of a permanent watertable; c. within 1m of bedrock; d. on land composed mainly of sand, gravel, fractured rock or heavy clay.	Not applicable The proposed development does not include a new disposal system.
	AO2.5	Not applicable The boundary realignment involves no physical changes, so no new wastewater infrastructure is

Performance outcomes	Acceptable outcomes	GPC Response
	Development ensures that a reserve land application area of up to 100% of the design area is available on the lot.	required. The existing system remains unchanged and compliant.
	AO2.6 Development ensures that the irrigation area is not separated from the dwelling by features such as gullies, creeks, dams, roads or driveways.	Not applicable The proposed development does not include a new irrigation area.

Assessment benchmarks – natural hazards, risk, and resilience

These performance outcomes apply to the following development applications, to the extent the SPP has not been identified in a local planning instrument as being appropriately integrated.

All of the following requirements are assessment benchmarks for the development:

Benchmarks	Response
Erosion prone areas within a coastal management district:	
(1) Development does not occur in an erosion prone area within coastal management district unless the development cannot feasibly be located elsewhere and is: (a) coastal-dependent development; or (b) temporary, readily relocatable or able to be abandoned development; or (c) essential community infrastructure; or (d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.	Not applicable Subject land is not mapped within an erosion prone area.
(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.	Complies The proposed boundary realignment does not involve any physical changes to the site, built form, access arrangements, or operational characteristics. As such, the development does not alter the existing risk profile or change safety perceptions associated with the site.
Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:	
(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.	Complies The proposed boundary realignment does not introduce any new development, physical works, or intensification of use within the natural hazard area. As no changes are proposed to the existing site conditions or operational characteristics, the development does not increase risk to people or property and maintains the existing acceptable and tolerable level of risk.

Benchmarks	Response
All natural hazard areas:	
(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.	Complies The proposed development supports and does not hinder disaster management response or recovery capabilities, with each of the four proposed lots maintaining its own respective access point. The boundary realignment does not compromise site accessibility or emergency response arrangements, thereby ensuring continued capacity for response and recovery activities.
(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.	Complies The proposed boundary realignment does not involve any physical changes to the site and therefore will not directly, indirectly, or cumulatively increase the severity of any natural hazard or the potential for damage to the site or surrounding properties.
(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.	Not applicable The proposed boundary realignment does not involve the storage, use, or handling of hazardous materials and does not introduce any new risks to public safety or the environment as a result of a natural hazard event.
(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.	Complies The proposed boundary realignment does not involve any physical disturbance to landforms or vegetation and therefore maintains the existing natural processes and protective functions associated with the site.