

APPENDIX 1 – CODE ASSESSMENT

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1. Zone Code

1.1 Low Density Residential Zone Code

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the low density residential zone is to provide for: (a) a variety of low density dwelling types, including dwelling houses; and (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.		
(2) The purpose of the zone will be achieved through overall outcomes for: (a) zone role; (b) development location and uses; (c) development form.		
(3) Zone role overall outcomes are: (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, Element 2.1 – Brisbane's identity and Element 2.2 – Brisbane's housing and accommodation choices; (ii) Theme 5: Brisbane's CityShape and Element 5.5 – Brisbane's Suburban Living Areas.		
(4) Development location and uses overall outcomes are:		
(a) Development provides for suburban living in dwelling houses of predominantly 1 or 2 storeys in height, on appropriately sized and configured vacant lots, which maintain the low density detached housing suburban identity of the Low density residential zone.	The proposed development seeks to provide allotments which are to accommodate Dwelling Houses. The proposed lot sizes comply with the requirements of the Subdivision Code and as such are considered to contribute to an appropriate density for the Low Density Residential Zone.	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Development provides for other housing types at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages.	The proposed development seeks to provide allotments which are to accommodate Dwelling Houses. The proposed lot sizes comply with the requirements of the Subdivision Code and as such are considered to contribute to an appropriate density for the Low Density Residential Zone.	☒ Compliant ☐ N/A ☐ Performance Solution
(c) Development maintains a low density character in which multiple dwellings are not accommodated.	The proposal is not for Multiple dwellings.	☐ Compliant ☒ N/A ☐ Performance Solution
(d) Development for other housing types, being a residential care facility or retirement facility, which provides housing diversity	The proposal is for a reconfiguring a lot (1 into 2 lots) and for Dwelling houses. As such, this criterion is not applicable.	☐ Compliant ☒ N/A

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
and enables people to remain within their local neighbourhood throughout their life cycle, may be accommodated at appropriate locations where height is no greater than 1 or 2 storeys.		☐ Performance Solution
(e) Development for a relocatable home park or tourist park may continue to operate and expand where on an existing site to provide housing diversity.	The proposal is for a reconfiguring a lot (1 into 2 lots) and for Dwelling houses. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(f) Development for a dwelling unit may occur as part of a non-residential use.	The proposal is for a reconfiguring a lot (1 into 2 lots) and for Dwelling houses. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(g) Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.	The proposed development seeks to provide allotments which are in compliance with the requirements for lots within the Low Density Residential Zone as specified in the Subdivision Code. As such, the proposed development is considered to support the high level of amenity intended for the area.	☒ Compliant ☐ N/A ☐ Performance Solution
(h) Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	The subject site is not identified within the Commercial character building overlay.	☐ Compliant ☒ N/A ☐ Performance Solution
(i) Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit), where not on land within the Commercial character building overlay is to: (i) have a gross floor area of less than 250m ² ; (ii) serve local residents' day-to-day needs; (iii) not undermine the viability of a nearby centre.	The proposal is for a reconfiguring a lot (1 into 2 lots). As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(j) 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.	The proposal is for a reconfiguring a lot (1 into 2 lots). As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(k) Development for a non-residential use serves a local community facility need only, such as a childcare centre or a substation, and is of a bulk and scale that is compatible with and integrates with the built form intent for the Low density residential zone.	The proposal is for a reconfiguring a lot (1 into 2 lots). As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(l) Development for rooming accommodation accommodates five persons or less.	The proposal is for a reconfiguring a lot (1 into 2 lots). As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(5) Development form overall outcomes are:		
(a) Development is of a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas.	The proposed development seeks to provide allotments which are in compliance with the requirements for lots within the Low Density Residential Zone as specified in the Subdivision Code. As such, the proposed development is considered to support the high level of amenity intended for the area.	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Development for a dwelling house is of a height, bulk, scale and form which is compatible with the low density detached housing suburban identity of the Low density residential zone.	The proposed development seeks to provide allotments which are in compliance with the requirements for lots within the Low Density Residential Zone as specified in the Subdivision Code. As such, the proposed development is considered to support the high level of amenity intended for the area.	☒ Compliant ☐ N/A ☐ Performance Solution
(c) Development for a dwelling house occurs on appropriately sized and configured lots, and: (i) where not on a rear lot, has a minimum lot size of 400m²; (ii) where on a rear lot, has a minimum lot size of 600m²; (iii) maintains a block pattern that accommodates traditional backyards and large trees.	The proposed subdivision achieves a compliant lot size exceeding 300m ² as the site is within 200m walking distance of a neighbourhood centre.	☒ Compliant ☐ N/A ☐ Performance Solution
(d) Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings by maintaining access to sunlight, daylight and privacy.	The proposed development seeks to provide allotments which are in compliance with the requirements for lots within the Low Density Residential Zone as specified in the Subdivision Code. As such, the proposed development is considered to support the high level of amenity intended for the area.	☐ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(e) Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that: (i) provides safety from fire hazards; (ii) maximises the retention of backyard spaces as private landscaped space; (iii) avoids overbearing development involving bulk or setback which is inconsistent with the character of a dwelling house on an adjoining lot.	The proposed development seeks to provide allotments which are in compliance with the requirements for lots within the Low Density Residential Zone as specified in the Subdivision Code. As such, the proposed development is considered to support the high level of amenity intended for the area.	☒ Compliant ☐ N/A ☐ Performance Solution
(f) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	The proposed design suitably responds to land constraints, mitigates adverse impacts on environmental values and addresses other specific characteristics.	☒ Compliant ☐ N/A ☐ Performance Solution

2. Neighbourhood Plan Codes

2.1 Holland Park-Tarragindi District Neighbourhood Plan Code

2.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Holland Park—Tarragindi district neighbourhood plan code is to provide finer grained planning at a local level for the Holland Park—Tarragindi district neighbourhood plan area.		
(2) The purpose of the Holland Park—Tarragindi district neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct for the neighbourhood plan area.		
(3) The overall outcomes for the Holland Park—Tarragindi district neighbourhood plan area are:		
(a) A mix of housing densities and types serves the needs of the community, especially the neighbourhood plan area's young adult and elderly populations. Identified character housing is retained with higher density housing encouraged in proximity to major employment nodes and public transport. (b) Multiple dwellings are not accommodated in the Low density residential zone, including where in a precinct. (c) Sandy, Ekibin and Norman Creeks are protected and enhanced for their ecological and recreational values. (d) The landscape and ecological values of Stephens Mountain, Wellers Hill reservoir and Tarragindi Hill reservoir are retained and enhanced. (e) Public transport use is facilitated by upgrading pedestrian and cyclist access from employment nodes, centres and residential precincts to the Greenslopes and Holland Park Busway Stations. Relaxation of parking requirements in the vicinity of the Busway Stations is inconsistent with outcomes sought due to potential commuter parking conflicts. (f) Significant views and vistas are protected. Development proposed in visually prominent locations such as major ridgelines and hill tops is designed to achieve minimal visual	(a) The proposal is for a reconfiguring of a lot (1 into 2 lots). The development achieves a compliant density and lot size which will provide additional housing opportunities to service the needs of the community; (b) The proposal is not for Multiple dwellings; (c) The proposal does not impact upon ecological or recreational values; (d) The proposal does not impact upon the landscape and ecological values of Stephens Mountain and Wellers Hill reservoir and Tarragindi Hill reservoir; (e) The proposal does not involve the extension of a public transport use; (f) The proposal does not impact upon significant views and vistas; (g) The development is of a scale and form that is consistent with the amenity, character and community expectation of the locality.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
impact. Development forms that require cut and fill and disturbance of vegetation are avoided. (g) Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.		
(4) Greenslopes Busway Station precinct (Holland Park—Tarragindi district neighbourhood plan/NPP-001) overall outcomes are:		
(a) This precinct provides a range of housing types and other land uses including parks and community facilities in close proximity to the Greenslopes Busway Station. (b) Any non-residential development in this precinct contributes to the upgrading of the pedestrian environment, including provision of footpaths, street trees and other improvements to the accessibility of the Busway Station.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(5) Kuring-gai Avenue neighbourhood centre precinct (Holland Park—Tarragindi district neighbourhood plan/NPP-006) overall outcomes are:		
(a) This precinct provides convenience functions supporting the surrounding residential locality and the Holland Park Busway Station. (b) The built form and character of the precinct as a traditional suburban strip shopping centre is maintained. (c) Development provides and incorporates upgraded walking paths, street trees and improvements to connections between the centre and footpaths leading to the busway station.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(6) Reservoir parkland precinct (Holland Park—Tarragindi district neighbourhood plan/NPP-007) overall outcomes are:		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(a) This precinct contains Wellers Hill reservoir and Tarragindi Hill reservoir which perform two important functions as a water storage and supply facility and as a park with bushland, scenic landscape and passive recreation values. (b) Development complements the natural values of the site and avoids impacting surrounding residential amenity or the utility installation function of the reservoirs.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(7) Hillside character precinct (Holland Park—Tarragindi district neighbourhood plan/NPP-008) overall outcomes are:		
(a) Hillside character is maintained, retained and enhanced through sympathetic development that minimises visual impact within its visual catchment. (b) Development along major ridgelines in the precinct contributes to a consistent rhythm and sense of scale along the ridgeline when viewed from the surrounding visual catchment. (c) Residential development in particular provides for: (i) the appearance of traditional character houses uniformly spaced and stepped across well-treed hillsides; (ii) compatible building height, bulk and proportions. (iii) construction methods, such as posts or piers, that minimise the amount of alteration to site topography; (iv) alteration to site topography.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

2.1.2 Performance outcomes and acceptable outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
General			
PO1	AO1	AO1	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned to community expectations about the number of storeys to be built; (c) proportionate to and commensurate with the utility of the site area and frontage width; (d) designed to avoid a significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well-separated from each other and to avoid affecting the potential development of an adjoining site.	No acceptable outcome is prescribed.	The proposal is for a reconfiguring of a lot (1 into 2 lots). The development achieves a compliant density and lot size which will provide additional housing opportunities to service the needs of the community.	☒ Compliant ☐ N/A ☐ Performance Solution
If in the Greenslopes Busway Station precinct (Holland Park—Tarragindi district neighbourhood plan/NPP-001)			
PO2 Development: (a) complements and enhances the existing residential and landscape character of the locality;	AO2 No acceptable outcome is prescribed.	AO2 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) retains significant vegetation and provides sufficient areas between buildings for the provision of trees and landscaping that uses locally occurring native species, in accordance with the Planting species planning scheme policy.			
If in the Kuring-gai Avenue neighbourhood centre precinct (Holland Park—Tarragindi district neighbourhood plan/NPP-002)			
PO3 Development improves pedestrian facilities and streetscape amenity.	A03.1 Development enhances the Kuring-gai Avenue Convenience Centre by street tree planting and landscaping in accordance with Figure e.	A03.1 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	A03.2 Development provides active street frontages to increase pedestrian activity in the centre in accordance with Figure e.	A03.2 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	A03.3 Development on Lot 21 on RP65585 is set back to retain views from Marshall Road to the centre in accordance with Figure e.	A03.3 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO4 Development minimises impacts to the surrounding residential area.	A04 Development that incorporates a vegetation buffer a minimum of 5m wide along rear and side boundaries where adjoining a residential site, provides a landscape screen capable of achieving a height of 10m to 12m at maturity that is not occupied by refuse bins or other back-of- house activities, to maintain visual privacy to residences.	A04 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
If in the Hillside Character precinct (Holland Park—Tarragindi district neighbourhood plan/NPP-004)			
Development pattern and form			
PO5 Development for residential uses is: (a) compatible with traditional character house scale; (b) designed and sited to retain and reinforce the predominant development pattern and form of: (i) separate allotments, whether or not the site area exceeds predominant lot sizes in the area or the site is an amalgamation of allotments; (ii) buildings of a traditional character house scale uniformly spaced and consistently stepped across well-treed hillsides when viewed from the visual catchment.	AO5.1 Development ensures the building footprint, boundary setbacks and siting in relation to adjoining development reflect the predominant development pattern and form of development in the area.	AO5.1 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.2 Development ensures buildings feature orthogonal plan forms with outside walls aligned with those on adjoining allotments or within the development.	AO5.2 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
Building height, scale and proportions			
PO6 Development for residential uses achieves height, scale and proportions that are compatible with traditional character houses when viewed from the visual catchment.	AO6.1 Development of large buildings is designed to appear as a series of separate blocks, each of a size and scale similar to that of a traditional character house, using: (a) physical separation; (b) significant recesses and projections of the exterior wall plane;	AO6.1 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(c) articulation through steps in the horizontal plane of the roof; (d) roof geometry incorporating significant variety such as pitched roofs of a minimum 27.5 degree pitch; (e) elevational and roof treatment in a variety of materials, colours and finishes compatible with traditional character houses to achieve the appearance of separate blocks.		
	AO6.2 Development only excludes building heights in Table 7.2.8.1.3.B where: (a) using traditional character elements or site-responsive construction methods has resulted in non-compliance with the maximum building height; (b) any additional building height or storeys are incorporated into a building form appearing to comply with maximum building height such as through additional storeys being incorporated into a roof-space area.	AO6.2 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO6.3 Development only exceeds the site cover prescribed acceptable outcome where the development is designed to reduce building bulk in accordance with AO18.1.	AO6.3 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO6.4	AO6.4	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development ensures the height of eaves reflects the predominant pattern and form of the area: (a) along undulating ridgelines; (b) horizontally across hillsides; (c) vertically down hillsides.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Performance Solution
	AO6.5 Development ensures the length of an elevation treatment above ground level without variation, articulation or openings is no more than 10m.	AO6.5 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO7 Development is designed, sited and landscaped to minimise the impact of incompatible building bulk.	AO7 No acceptable outcome is prescribed.	AO7 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO8 Development along ridgelines does not dominate the skyline and is designed and sited to contribute to a consistent rhythm and sense of scale along the ridgeline when viewed from the visual catchment.	AO8 No acceptable outcome is prescribed.	AO8 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
Landscape character, physical setting and topography			
PO9 Development minimises impacts on existing significant vegetation and provides replacement vegetation on the site of an advanced size and	AO9.1 Development of buildings, structures, driveways and hard-stand areas are designed and sited to maximise the retention of vegetation on the site.	AO9.1 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
maturity where significant vegetation is removed.	AO9.2 Significant vegetation removed as a result of the development is replaced with vegetation of advanced size and maturity that contributes to the special character of the area.	AO9.2 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO10 Development for residential purposes must be designed to retain or reinforce the landscape character and physical setting of the locality and designed and situated to break up building bulk such that development appears: (a) as a collection of separate buildings uniformly sited on well-treed hillsides; or (b) separate buildings consistently spaced along major ridgelines.	AO10.1 Development provides communal open space and ground-storey private open space for residential development at a minimum dimension of 5m.	AO10.1 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO10.2 Development provides boundary setbacks that are a minimum of: (a) 6m to the rear boundary; (b) 12m to the rear boundary on sites steeper than 1 in 8 gradient (long axis from the front boundary to rear boundary of the site); (c) 6m to any adjoining site's front or rear boundary in the case of rear allotments; (d) car parking and manoeuvring areas are located at least 3m from rear boundaries; (e) the setback is planted to provide a dense landscape screen.	AO10.2 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO11 Development, including buildings or other structures, driveways and hard-stand areas, must be designed and	AO11.1 Development incorporates:	AO11.1 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
sited to minimise cut and fill disturbance on the site.	(a) foundation systems of a type that minimise disturbance to the landscape, such as post and pier type foundations; (b) slab-on-ground foundations only on those parts of a site with gradients less than 1 in 8 and where no cut and fill is required or cut and fill is minimal; (c) benching, cut and fill, or construction of retaining walls of a minor nature only and designed so as not to be noticeable after construction has been completed; (d) driveways and hard-stand areas only on those parts of a site with gradients less than 1 in 4.		
	AO11.2 Development sets back retaining walls from any boundary and are stepped or terraced and landscaped to soften visual impact.	AO11.2 The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

3. Use / Development Codes

3.1 Subdivision Code

3.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Subdivision code is to regulate development for reconfiguring a lot.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development for reconfiguring a lot proposed in conjunction with or subsequent to a material change of use	a) Complies – Development facilitates for the creation of two lots of suitable sizes for low density residential development,	☒ Compliant

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
maintains or improves the: (i) landscape and built form character, environmental and other values of the site or locality; (ii) safe and efficient operation of existing and future lawful uses and activities on the site or adjacent premises; (iii) amenity of intended uses and existing surrounding residential uses; (iv) comfort, quiet, privacy and safety (including the impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected in the zone or zone precinct that applies to the site. (b) Development for reconfiguring a lot results in lots and an arrangement of lots that: (i) achieve the relevant outcomes and comply with the standards required by the planning scheme for the zones, zone precincts, neighbourhood plans and overlays that apply to the site; (ii) accommodate lawful uses; (iii) are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development; (iv) are arranged and configured to complement the pattern of development in the locality; (v) address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values. (c) Development for reconfiguring a lot under the <i>Land Title Act 1994</i> and the <i>Body Corporate and Community Management</i>	while not adversely impacting the lawful use of surrounding development. b) Complies - Development facilitates for the creation of two lots, consistent with the outcome of the Low density residential zone. c) N/A - The proposed development is not for reconfiguring a lot under the Land Title Act 1994 and the Body Corporate and Community Management Act 1997. d) Complies – Development facilitates for the creation of two lots, consistent with the outcome of the Low density residential zone. e) Complies - The proposal seeks to create freehold lots. f) Complies - The proposal seeks to create freehold lots. g) Complies - The proposed development will provide infrastructure and services in accordance with the requirements of the Planning Scheme, and which effectively integrates with the existing and planned infrastructure of the local area.	☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
<i>Act 1997</i> occurs in a manner that achieves good urban design outcomes. (d) Development for reconfiguring a lot associated with or resulting from a material change of use provides lots and arrangement of lots for the purposes of titling and any easement relevant to the development. (e) Development for reconfiguring a lot of an existing building and associated land can be separately titled either in freehold or other title forms. (f) Development for reconfiguring a lot relating to existing or approved buildings does not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category and a dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a zone in the residential zones category is always to remain as a sole lot by any title or tenure. (g) Development for reconfiguring a lot provides infrastructure and services that: (i) comply with the relevant standards in the planning scheme; (ii) effectively integrate with existing and planned infrastructure and services to the extent these are identified or necessary to support the development for its intended purpose; (iii) maximise the quality and utility of the public realm.		

3.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	AO1 The proposed lots achieve minimum dimensions in compliance with Table 9.4.10.3.B.	☒ Compliant ☐ N/A ☐ Performance Solution
	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> .	AO1.2 The proposed lots do not require a building envelope or development footprint plan. As such, this outcome is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located: (a) across a proposed lot boundary; or (b) within a setback required by the planning scheme.	AO1.3 The proposed development does not involve sharing a wall between dwelling house. As such, this outcome is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO2 Development creates useable lots	AO2.1 Development ensures that any cutting,	AO2.1	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	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.	The proposed development does not involve any cutting, filling, retaining walls, and earthworks.	☐ Compliant ☒ N/A ☐ Performance Solution
	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.	AO2.2 The proposed development will meet the average slope requirements outlined in this provision.	☒ Compliant ☐ N/A ☐ Performance Solution
	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.	AO2.3 The proposed development provides an area of minimum rectangular dimensions identified in Table 9.4.10.3.B.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO2.4 Development does not involve the creation of canals or artificial waterways.	AO2.4 The proposal does not involve the creation of canals or artificial waterways.	☐ Compliant ☒ N/A ☐ Performance Solution
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: (a) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; (b) for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; (c) to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; (d) to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; (e) at an adequate width, suitable gradient and appropriate construction standard;	AO3.1 Development provides roads, pavement and concrete kerb and channel that provide for: (a) design and construction in accordance with the road hierarchy; (b) safe travel for pedestrian, cyclists and vehicles; (c) access to properties for all modes; (d) utilities; (e) high levels of aesthetics and amenity, improved liveability and future growth; (f) a high-quality streetscape; (g) a low-maintenance asset with minimal whole-of-life cost.	AO3.1 The proposed development does not require provision of any new roads, pavement or kerb and channel infrastructure.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO3.2 Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO3.2 The proposed development provides access to each lot in compliance with the standards specified within the Transport, access, parking and servicing planning scheme policy.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(f) to avoid unreasonable detriment or nuisance to an adjacent premises; (g) to preserve the amenity and function of the public realm in accommodating: (i) high levels of pedestrian traffic; (ii) large subtropical street trees; (iii) on-street parking.	A03.3 Development provides each lot with access to a public road other than a major road, that is: (a) direct; or (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	A03.3 The proposed development provides access to each lot in compliance with the standards specified within the Transport, access, parking and servicing planning scheme policy.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	type requirements for the zone and zone precinct applicable to the site and intended use.		
	A03.4 Development provides safe sight distances at the following locations: (a) an access point along the frontage of each lot; (b) a junction and an intersection, including corner truncation; (c) a pedestrian or cyclist crossing.	A03.4 The proposed development will achieve appropriate sight distance consistent with the requirements of the Transport, access, parking, and servicing planning scheme policy	☒ Compliant ☐ N/A ☐ Performance Solution
	A03.5 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.	A03.5 The proposed development will achieve appropriate grades within the subject lot, which enable appropriate access consistent with the requirements of the Transport, access, parking and servicing planning scheme policy, and that do not require excessive cut and fill.	☐ Compliant ☒ N/A ☐ Performance Solution
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	A04.1 Development provides land and works for infrastructure and services in compliance with the: Local government infrastructure plan; (a) standards in the Infrastructure design planning scheme policy; (b) Refuse planning scheme policy; (c) Transport, access, parking and	A04.1 The subject site is not identified as requiring dedication for land or works in accordance with the aforementioned policies and documents.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>Planning Act 2016.</i>	servicing planning scheme policy; (d) Long term infrastructure plan; (e) codes and planning scheme policies that apply to the site.		
	AO4.2 Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.	AO4.2 The proposed development provides a stormwater system in compliance with the standards specified in the Stormwater code.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO4.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is: (a) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or (b) a 6m long by 3 equal chord truncation if a minor road.	AO4.3 The subject site is not a corner lot.	☐ Compliant ☒ N/A ☐ Performance Solution
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.	A05 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: (a) identifying the sources of potential hazards including air, noise, dust, light, contaminated land and	A05 The proposed development represents compliant lot sizes and will not create adverse impacts associated with the normal occupation of the lot.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	electromagnetic emissions; (b) avoiding the hazard; or (c) mitigating hazard impacts, including through buffers, structures or other necessary measures.		
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.	AO6 The above items (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A ☐ Performance Solution
PO7 Development ensures that volumetric format plan subdivision and any associated statutory easements:	AO7 No acceptable outcome is prescribed.	AO7 The above items (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) facilitate efficient development; (b) ensure reasonable and practical access to services, facilities and infrastructure appropriate to the current and any intended future use of the premises; (c) are in accordance with an existing development approval or approved building; (d) are consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.			☐ Performance Solution
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.	A08.1 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.	A08.1 The above items (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A ☐ Performance Solution
	A08.2 Development includes separation, buffers, management zones or other means to address any adverse amenity, health or safety impacts caused by an adjacent use.	A08.2 The above items (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A ☐ Performance Solution
	A08.3 Development provides lot dimensions and size in each different zone, zone precinct, neighbourhood plan and land use that is in	A08.3 The above items (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	compliance with Table 9.4.10.3.B.		☐ Performance Solution
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.	A09 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,	A09 The above items (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	access, parking and servicing planning scheme policy and the 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 {Link, 10350, Refuse planning scheme policy and the Infrastructure design planning scheme policy.		
PO10 Development provides permeable, connected, attractive and safe pedestrian and bicycle networks that: (a) are designed to provide permeability for pedestrians and cyclists having regard to the surrounding area and existing and future networks; (b) are safe, suitably shaded and embellished, attractive and efficient; (c) link destinations such as major developments, public transport stops and parks along the safest, most direct and convenient routes;	AO10.1 Development provides a pedestrian and bicycle network that connects into the broader network of proposed and existing pathways, that: (a) is in compliance with the Infrastructure design planning scheme policy and any overlay, neighbourhood plan, preliminary approval, development approval that applies to the site or structure plan relevant to the site; or (b) uses a pedestrian and bicycle accessibility grid-based network throughout the development where no overlay, neighbourhood plan, preliminary approval, development approval or structure plan applies.	AO10.1 These outcomes (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) provide routes that are on areas of least slope and avoid potential hazards such as flooding; (e) run predominantly along public spaces including streets or parks that are fronted by dwellings; (f) are located where there is casual surveillance, avoiding an area with a major break in surveillance and an unlit area at night; (g) are widened at potential vehicle conflict points.	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: (i) having a maximum length of 40m; (ii) providing a direct line of sight between ends of the link; (iii) connecting between the road network and the park where development is located between them.	AO10.2 These outcomes (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A ☐ Performance Solution
PO11 Development provides a road reserve and carriageway that is of sufficient design, width and arrangement to preserve the function of the road hierarchy and address all impacts on the road network, including: (a) safe and efficient movement of users, including vehicles, cyclists and pedestrians; (b) vehicle parking; (c) access to properties, including	AO11 Development provides a road reserve and carriageway that is designed in compliance with its road hierarchy classification within the Infrastructure design planning scheme policy.	AO11 These outcomes (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.			
PO12 Development provides a road network that: (a) includes a minor road network that creates convenient and safe movement between uses and to major roads; (b) positively contributes to and enhances the bicycle network and streetscape hierarchy; (c) caters for the expected vehicle, pedestrian and cyclist use; (d) utilises geometry consistent with the standards relevant for the road hierarchy; (e) provides safe vehicular access to each lot where direct lot access is	AO12.1 Development provides a road network which is designed and constructed in compliance with the Infrastructure design planning scheme policy.	AO12.1 These outcomes (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.2 Development provides a minor road frontage for a minimum 50% of any park edge where involving new park or adjoining the site of an existing or approved park.	AO12.2 These outcomes (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.3 Development provides road network that: (a) is generally orientated on a modified	AO12.3 These outcomes (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	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.		☒ N/A ☐ Performance Solution
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	AO13 These outcomes (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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; (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.		
PO14 Development maximises opportunities to provide on-street car	AO14 Development provides on-street car parking in compliance with the	AO14 These outcomes (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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; (ii) street trees and landscaping; (iii) street furniture and public signage; iv. utilities and other infrastructure.	Infrastructure design planning scheme policy and Transport, access, parking and servicing planning scheme policy.		☒ N/A ☐ Performance Solution
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.	AO15 These outcomes (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A ☐ Performance Solution
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	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	AO16 These outcomes (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
facilities.	scheme policy.		
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.	AO17 These outcomes (a, b and c) do not apply to the proposed ROL (1 into 2 lots).	☐ Compliant ☒ N/A ☐ Performance Solution
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 7,000m ² in the Low density residential zone; or (d) the number of lots is 20 or more; or (e) the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or (f) the creation of more than 50% of the lots with an area less than 350m ² where not associated with a material change of use or in accordance with an approved building.			
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	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;	AO18.1 The proposal does not require structure planning and is limited to a 1 into 2 lot subdivision.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
neighbourhood identity; (ii) 800m walking distance of a local shop and services; (b) the greatest intensity of development is within 400m walking distance from: (i) a centre other than a Neighbourhood centre; (ii) high frequency public transport; (c) if residential development, a variety of lot sizes are provided to accommodate a range of dwellings consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; (d) connected transport and public parks networks are provided to encourage public and active transport use within and between neighbourhoods; (e) an interconnected street pattern that results in safe, connected and permeable neighbourhoods; (f) centrally located parks; (g) sites are provided for community activities, services and facilities and utilities; (h) integrated development with	(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.		
	AO18.2 Development likely to generate significant pedestrian movements provides a layout with a: (a) maximum street block length of 220m; (b) maximum street block depth of 80m; (c) mid-block pedestrian pathway: (i) every 150m of street block length or part thereof where a street block length exceeds 200m; (ii) providing a minimum 5m wide direct line of sight between the link ends.	AO18.2 The proposal does not require structure planning and is limited to a 1 into 2 lot subdivision.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.			
PO19 Development ensures that the layout retains and responds to: (a) physical features such as topography, natural drainage systems and significant vegetation; (b) existing heritage or character buildings; (c) adjoining existing uses and the transport and public park networks.	AO19.1 Development retains and incorporates significant vegetation within a park, the road reserve, waterways or corridors, common property or private open space areas.	AO19.1 The proposal does not require structure planning and is limited to a 1 into 2 lot subdivision.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO19.2 Development integrates heritage or character buildings with community facilities or shared facilities.	AO19.2 The proposal does not require structure planning and is limited to a 1 into 2 lot subdivision.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	AO20 The proposal does not require structure planning and is limited to a 1 into 2 lot subdivision.	☐ Compliant ☒ N/A ☐ Performance Solution
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.	AO21.1 The proposed lots can achieve a climate-responsive subtropical design.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO21.2 Development involving a small lot that has a building envelope plan, or provides for	AO21.2	☒ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	integrated small lot development, identifies on the building envelope plan private open space orientated to the north or north-east if this can be accommodated to the rear or side of buildings.	The proposed lots can achieve a climate-responsive subtropical design.	☐ N/A ☐ Performance Solution
PO22 Development provides a range of lot sizes and types mixed in one location and located on any street frontage that: (a) meet the housing choice outcomes for the zone, zone precinct or neighbourhood plan; (b) is consistent with the surrounding lot character; or (c) provides a gradual transition in lot character where the site's location provides opportunities to locate near public transport stops and stations and enables ease of access to services and facilities.	AO22.1 Development provides a range of lot sizes that comply with: (a) the zone, zone precinct, neighbourhood plan, preliminary approval or development approval; or (b) if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, a maximum of 18 dwellings per hectare in the Low density residential zone, and 24 dwellings per hectare in the Low-medium density residential zone; or (c) if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, the requirements of Table 9.4.10.3.B and surrounding lot character consistent with the proposed uses of the site.	AO22.1 The proposal provides lots that support a diversity of lot sizes in the neighbourhood.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO22.2 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.	AO22.2 The proposal is limited to a 1 into 2 lot subdivision.	☐ Compliant ☒ N/A ☐ Performance Solution
PO23 Development involving lots for non-residential, centre or mixed use development is provided in the following appropriate locations that take advantage of:	AO23 Development involving lots for non-residential, centre or mixed use development in a residential neighbourhood or subdivision are located: (a) with a frontage to a road higher than a	AO23 The proposal is limited to a 1 into 2 lot subdivision.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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.	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.	AO24.1 The proposal is limited to a 1 into 2 lot subdivision.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO24.2 Development ensures that a lot that is less than 350m ² or with a frontage width less	AO24.2 The proposal is limited to a 1 into 2 lot subdivision.	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	than 10m: (a) is located mid-block or adjacent to a park where there is dual frontage; (b) is located in a group up to but not more than 6 in a row to enable integrated design and construction solutions; (c) if serviced by a rear lane, the lane is no longer than 60m in length.		☒ N/A ☐ Performance Solution
	AO24.3 Development provides for larger lots located on corners or at the end of T-intersections.	AO24.3 The subject site is not located on a corner.	☐ Compliant ☒ N/A ☐ Performance Solution
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.	AO25.1 The proposal complies with Table 9.4.10.3.B.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO25.2 Development with lots less than 600m² provides lots that are rectangular or regular in shape and has a minimum of 65% of lots orientated in accordance with Figure a.	AO25.2 The proposal reflects a rectangular configuration.	☐ Compliant ☒ N/A ☐ Performance Solution
PO26 Development provides land for park purposes that is well distributed and	AO26 Development provides land for park purposes that is in compliance with the Park planning and design code and the	AO26 The site is not located within the LGIP.	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	Local government infrastructure plan.		☐ Performance Solution
Section C2—Detailed performance outcomes and acceptable outcomes for a small lot: (a) not complying with the dimensions in Table 9.4.10.3.B; or (b) with a frontage width of less than 10m.			
PO27 Development ensures that each small lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house, associated ancillary structures and site access without adversely impacting the: (a) intended character of a locality; (b) quality of the public realm and the provision of street trees; (c) availability of on-street car parking; (d) natural, character or heritage features of the lot.	AO27.1 Development where a small lot and not complying with the dimensions in Table 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	AO27.1 The proposal complies with the dimensions identified in Table 9.4.10.3.B.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i> .		
	AO27.2 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a minimum of 16m ² principle private open space with a minimum dimension of 4m.	AO27.2 The proposal complies with the dimensions identified in Table 9.4.10.3.B.	☒ Compliant ☐ N/A ☐ Performance Solution
	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.	AO27.3 The proposal is limited to a 1 into 2 lot subdivision.	☐ Compliant ☒ N/A ☐ Performance Solution
	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	AO27.4 The proposal complies with the dimensions identified in Table 9.4.10.3.B.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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 <i>Land Title Act 1994</i> and <i>Land Act 1994</i> .		
Section C3—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone			
PO28 Development provides a lot layout plan that: (a) facilitates the integration of industrial development with other adjacent industrial development and the transport network elements intended for industrial traffic; (b) minimises impacts to existing or potential incompatible land uses.	AO28.1 Development involving an industrial lot ensures vehicle access is to a road intended for industrial access, not a residential street.	AO28.1 The subject site is not in the Industry zones category or the Extractive Industry zone.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO28.2 Development provides lots or easements for non-industrial uses such as private open space, environmental or stormwater management that create spatial separation between industrial lots and other incompatible land uses.	AO28.2 The subject site is not in the Industry zones category or the Extractive Industry zone.	☐ Compliant ☒ N/A ☐ Performance Solution
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	AO29 Development provides lots that are arranged to: (a) provide direct frontage to a railway, road freight depot, intermodal	AO29 The subject site is not in the Industry zones category or the Extractive Industry zone.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
facilities.	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.		
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.	AO30 The subject site is not in the Industry zones category or the Extractive Industry zone.	☐ Compliant ☒ N/A ☐ Performance Solution
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			
PO31 Development: (a) facilitates the integration of centre and mixed uses with adjacent uses and features; (b) complements and enhances existing or proposed public spaces; (c) ensures minimum impact on the amenity of adjacent and nearby areas;	AO31 No acceptable outcome is prescribed.	AO31 The subject site is not within the abovementioned zones.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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.	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.	AO32 The subject site is not within the abovementioned zones.	☐ Compliant ☒ N/A ☐ Performance Solution
PO33 Development provides vehicular access that is: (a) available to each lot or building envelope area; (b) does not result in the loss of ecological features, significant	AO33 Development provides vehicle access via a road and within a lot that is designed to minimise the clearing of vegetation and potential threat to fauna movement.	AO33 The subject site is not within the abovementioned zones.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
vegetation and koala habitat trees.			
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.	AO34.1 Development ensures: (a) the use of premises remains lawful; (b) development remains in compliance with planning and building standards and development approvals.	AO34.1 The proposed development involves the creation of freehold lots.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO34.2 Development of premises for its intended or approved use is lawful and in compliance with planning and building standards and development approvals.	AO34.2 The proposed development involves the creation of freehold lots.	☐ Compliant ☒ N/A ☐ Performance Solution
If involving a standard format lot with common property such as requiring a community management scheme under the Body Corporate and Community Management Act 1997			
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: (a) for siting and constructing the intended building and any	AO35 No acceptable outcome is prescribed	AO35 The proposed development does not require a community management scheme under the Body Corporate and Community Management act.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
ancillary outbuilding and structure; (b) for the provision of private open space, vehicle access and parking; (c) that are consistent with the zone, zone precinct, neighbourhood plan and overlay outcomes applicable to the site.			
PO36 Development provides internal access ways and driveways that: (a) are designed to clearly indicate the function of the access way; (b) 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: (a) internal access ways that are designed in compliance with Table 9.4.10.3.C; (b) internal driveways serving a single dwelling that are a maximum of 3m wide; (c) driveways serving more than 3 lots that are at least 4m wide.	AO36.1 The proposed development does not require a community management scheme under the Body Corporate and Community Management act.	☐ Compliant ☒ N/A ☐ Performance Solution
	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.	AO36.2 The proposed development does not require a community management scheme under the Body Corporate and Community Management act.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE

4. Secondary Codes

4.1 Landscape Work Code

4.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Landscape work code is to assess the suitability of the landscape work aspect of development.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Landscape work retains, protects and integrates significant on-site vegetation into development design. (b) Landscape work ensures acoustic barriers and landscaping create effective buffers to adjacent sites. (c) Landscape work is sustainable, effective, functional and safe through appropriate maintenance, design for climate, structural considerations and growing media. (d) Landscape work ensures planting species selection is appropriate to the planting environment, climate, development settings, long-term performance, and balances the intended form and scale of the development. (e) Landscape work in artificial growing environments is designed, installed and maintained to ensure the intended functional and aesthetic outcomes required for the development are achieved and sustained over the long term.	The proposal is for a reconfiguration of a lot (1 into 2). As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

4.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO1 Development ensures that trees are protected from development impacts.	AO1.1 Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.	AO1.1 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	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.	AO1.2 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
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;	AO2.1 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(c) incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site; (d) incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.		
	AO2.2 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.	AO2.2 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
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.	AO3 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO4 Development provides growing media and volumes appropriate for landscape work to ensure the long-term	AO4.1 Development provides growing media and volumes for landscape work in accordance	AO4.1 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
performance, ease of maintenance and sustainability of plantings.	with the Landscape design planning scheme policy.		
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	AO4.2 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO4.3 Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	AO4.3 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
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.	AO5.1 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.2 Landscaping and mounding do not interfere with visibility along a pathway.	AO5.2 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	AO6 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
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.	AO7 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO8 Development provides planting densities and stock sizes which are optimised to : a) reduce maintenance and erosion; b) achieve amenity and ecological outcomes; c) provide the level of coverage for any green facades, green walls or	AO8.1 Development provides planting densities and stock sizes when planting in natural ground which achieves: a) full coverage of the mulched planting areas within 2 years; b) 95% coverage of the extent of the elevation within 2 years where for green facades.	AO8.1 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development.	AO8.2 Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	AO8.2 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
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.	AO9.1 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	AO9.2 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
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.	AO10 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO11 Development involving the construction of retaining walls provides for: (a) safety;	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;	AO11 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) an attractive appearance appropriate to the surrounding area; (c) easy maintenance; (d) longevity; (e) minimal water seepage impacts.	(b) incorporates planting areas.		
PO12 Development provides for: (a) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; (b) 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.	AO12.1 Development provides drainage for artificial growing environments which is connected to stormwater drain.	AO12.1 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised and is in accordance with the standards in the Landscape design planning scheme policy.	AO12.2 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained.	AO12.3 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in	AO12.4	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	accordance with the Landscape design planning scheme policy.	The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☒ N/A ☐ Performance Solution
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.	AO13.1 Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	AO13.1 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.2 Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.	AO13.2 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.3 Development provides one hose cock within each private landscape and recreation area.	AO13.3 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	AO13.4 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.5 Development ensures that all artificial growing environments are accessible for	AO13.5	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	safe and practical maintenance from within the site.	The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☒ N/A ☐ Performance Solution
	AO13.6 Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	AO13.6 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.7 Development ensures that artificial growing environments are designed to allow for flush out.	AO13.7 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	AO13.8 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
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.	AO14 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	AO15.1 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO15.2 Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	AO15.2 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO16 Development incorporating a rooftop garden provides landscaping that: a) is integrated into the rooftop garden design; b) ensures that landscaped open spaces dominate the built form elements; c) contributes to shade of communal open space; d) enhances the visual amenity and function of different rooftop garden spaces; e) contributes to greening the building appearance when viewed	AO16.1 Development incorporating a rooftop garden provides landscaping that includes: a) planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building; b) a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy; c) suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years.	AO16.1 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
from external public vantage points.	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) a minimum 75% open to the sky; b) provided in addition to any artificial soft landscape features.	AO16.2 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve landscaping. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

4.2 Outdoor Lighting Code

4.2.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Outdoor lighting code is to assess the suitability of outdoor lighting.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Outdoor lighting efficiently lights a desired area while minimising the adverse impacts of spill lighting on adjoining uses. (b) Outdoor lighting does not create an adverse impact on the behaviour of native fauna.	The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve outdoor lighting. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

4.2.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO1	AO1.1	AO1.1	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	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.	The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve outdoor lighting. As such, this criterion is not applicable.	☒ N/A ☐ Performance Solution
	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.	AO1.2 The proposal is for a reconfiguration of a Lot (1 into 2 lots) and does not involve outdoor lighting. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

4.3 Transport, Access, Parking & Servicing Code

4.3.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Transport, access, parking and servicing code is to assess the suitability of the transport, access, parking and servicing aspects of development.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development provides for access, circulation, parking and vehicle-based services for all relevant transport modes, including walking, cycling and public transport relevant to the	The proposed development achieves the overall outcomes of the Transport, Access, Parking & Servicing Code as follows:	☒ Compliant ☐ N/A

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
nature of the proposed development and its location in relation to the transport network and surrounding existing and future land uses. (b) Development enhances the potential for trip making other than by private vehicle. (c) Development provides safe access for all transport modes that does not impact adversely on the efficiency and safety of the transport network or diminish the amenity of nearby land uses. (d) Development ensures that impacts on amenity caused by traffic generation is consistent with the community's reasonable expectations for the intended use. (e) Development provides site access arrangements to ensure that any adverse impacts on other development, the transport network and those who use it, are minimised to maintain amenity of the area and the safety and efficiency of the transport system. (f) Development ensures that access, parking and servicing arrangements and impacts such as noise, are consistent with the community's reasonable expectations and avoid risk of damage to people, property and vehicles. (g) Development maximises safety in the use of the transport network, particularly for the most vulnerable users (children, pedestrians, persons with disabilities and cyclists) so that all transport modes are safe and convenient. (h) Development provides for walking and cycling routes and end-of-trip facilities for pedestrians and cyclists, designed and located to make walking and cycling attractive and viable transport options.	• The proposal provides a safe and efficient access arrangement to existing and future lots; • The proposal provides access, parking and servicing arrangements that do not adversely impact on neighbouring properties; • The proposal will continue to maximise safety in the use of the transport network, particularly for the most vulnerable users (children, pedestrians, persons with disabilities and cyclists) so that all transport modes are safe and convenient; • Existing walking and cycle routes will be maintained. The scale of the proposal does not require cyclist and end-of-trip facilities; • The proposed design includes safe and appropriate servicing that does not negatively impact adjacent premises; • The proposed development does not negatively impact the safety, efficiency or capacity of the transport network.	☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(i) Development envisaged by the planning scheme, which will potentially have an adverse impact on the operation of the transport network, is designed and of a scale that maintains the safety and efficiency of the transport network. (j) Development provides for on-site parking and manoeuvring areas for cars, motorcycles, bicycles and service vehicles which: (i) are safe and convenient to use; (ii) if outside the City core and the City frame identified in Figure a are adequate to meet the design peak-parking demands without significant overflow to adjacent premises or the generation of excessive on-street car parking demand, taking into account the requirements of other road users. (k) Development provides for on-site servicing that is safe, convenient to use, but discrete, and adequate to meet the reasonably expected demands generated by the development, without significant adverse impacts on the external road system or adjacent premises. (l) Development accommodates future road upgrades and widenings ensuring the ongoing capacity, efficiency and safety of the transport network.		

4.3.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	AO1 Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	AO1 The proposal complies with the standards in the Transport, Access, Parking and Servicing Planning Scheme Policy.	☒ Compliant ☐ N/A ☐ Performance Solution
PO2 Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the transport network consistent with the planning by the Queensland Government and Council.	AO2 No acceptable outcome is prescribed.	AO2 The proposed development is not considered major. As such, this element of the criteria is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO3 Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.	AO3.1 Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO3.1 The site access complies with the standards in the Transport, Access, Parking and Servicing planning scheme policy.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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.	AO3.2 The proposal provides an easement to benefit the rear lot for access purposes.	☒ Compliant ☐ N/A ☐ Performance Solution
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.	AO4.1 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	AO4.1 The proposed development does not impact the existing walking and cycling routes which are sufficient for pedestrian and cyclist movement.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO4.2 Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	AO4.2 The existing walking and cycle routes will be maintained.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO4.3 Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines.	AO4.3 The existing walking and cycle routes will be maintained	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	AO5.1 Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO5.1 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.2 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the Transport, access, parking and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities.	AO5.2 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	AO5.3 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement.	AO5.4 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access,	AO5.5 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	parking and servicing planning scheme policy.		☐ Performance Solution
PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users.	AO6 Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO6 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
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.	AO7 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
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.	AO8 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
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	AO9.1 No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy).	AO9.1 The proposed development is not a major development. As such, this element of the criteria is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
transport network, including the movement of pedestrians and cyclists; (b) ensure the amenity of adjacent premises, from impacts such as noise and light.	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.	AO9.2 The proposed development includes a suitable access and servicing arrangement.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO9.3 Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO9.3 The proposed development results in suitable sight distances from access points and intersections.	☒ Compliant ☐ N/A ☐ Performance Solution
	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.	AO9.4 The proposed access driveway is designed in accordance with the relevant standard.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	AO9.5 Not applicable as the proposed development does not involve a shared access arrangement.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	AO10 The proposed development will ensure the closure of superseded access driveways and the reinstate of adjacent footpaths after construction. Such an outcome can be conditioned by Council accordingly.	☒ Compliant ☐ N/A ☐ Performance Solution
PO11 Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.	AO11.1 Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO11.1 The proposed design results in sight lines have been designed in accordance with the Transport, access, parking and servicing planning scheme policy.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO11.2 Development ensures that convex mirrors are only used in a site: (a) as a secondary support at access driveways; (b) in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.	AO11.2 The proposed development does not require any convex mirrors.	☐ Compliant ☒ N/A ☐ Performance Solution
PO12	AO12	AO12	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	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.	The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☒ N/A ☐ Performance Solution
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.	AO13 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO14 Development ensures that the number of car parking spaces and design of the car parking area: (a) meet the combined design peak parking demand for residential, visitor and business parking; (b) allow for the temporal sharing of car-parking spaces for uses with different peak parking demands.	AO14.1 Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time.	AO14.1 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO14.2 Development involving mixed use provides a non-residential car parking area	AO14.2 The proposal does not involve a mixed use development.	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	with shared parking for all the businesses in the development.		☐ Performance Solution
PO15 Development provides a car park layout which allows for on-site vehicle parking that: (a) is clearly defined, safe and easily accessible; (b) is designed to contain potential adverse impacts within the site; (c) does not detract from the aesthetics or amenity of an area; (d) discourages on-street parking if parking has an adverse traffic management safety or amenity impact; (e) is consistent with safe and convenient pedestrian and cyclist movement.	AO15 Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.	AO15 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO16 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	AO16 Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by: (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas	AO16 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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.		
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;	AO17 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.		
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.	AO18 The subject site contains sufficient frontage width and verge to cater for kerbside collection.	☒ Compliant ☐ N/A ☐ Performance Solution
PO19 Development layout provides for services which: (a) are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected; (b) are clearly defined, safe and easily accessible; (c) are designed to contain potential adverse impacts of servicing within the site; (d) do not detract from the aesthetics or amenity of the surrounding area.	AO19.1 Development ensures that a service bay provided on site: (a) is provided and designed to comply with the design vehicle table and service area design standards in the Transport, access, parking and servicing planning scheme policy; (b) is located away from street frontages and screened from adjoining premises.	AO19.1 The subject site contains sufficient frontage width and verge to cater for kerbside collection.	☒ Compliant ☐ N/A ☐ Performance Solution
	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.	AO19.2 The subject site contains sufficient frontage width and verge to cater for kerbside collection.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO19.3 Development provides service areas for refuse collection in compliance with the	AO19.3	☒ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	standards in the Refuse planning scheme policy, Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	The subject site contains sufficient frontage width and verge to cater for kerbside collection.	☐ N/A ☐ Performance Solution
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.	AO20 The proposal is for a reconfiguring of a lot. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
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 on 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	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	AO21.1 The proposed development is not required to be serviced by the abovementioned vehicles. As such, this element of the criteria is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
constructed to accommodate a vehicle that has a legal right of access to all roads including Austroads vehicles classes 1–9.	standards in the Transport, access, parking and servicing planning scheme policy.		
	AO21.2 Development which is freight-dependent provides any necessary upgrade to a road used as an access route in compliance with the Infrastructure design planning scheme policy.	AO21.2 The proposed development is not freight dependent. As such, this element of the criteria is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

5. Overlay Codes

5.1 Community Purposes Network Overlay Code

5.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) This code applies to assessing development in the Community purposes network overlay, if: (a) assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or (b) impact assessable development.		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(2) Land within the Community purposes network overlay is identified on the Community purposes network overlay map and is included in the following sub-categories: (a) Existing trunk park sub-category; (b) Existing non-trunk park sub-category; (c) Existing community facilities and land for community facilities sub-category; (d) LGIP planned land for community facilities specific location sub-category; (e) LGIP planned park acquisition specific location sub-category; (f) LGIP planned park upgrade specific location sub-category; (g) LGIP planned park embellishment specific location sub-category; (h) LGIP planned corridor park specific location sub-category; (i) Long term land for community facilities specific location sub-category; (j) Long term park specific location sub-category; (k) Long term corridor park specific location sub-category.		
(3) When using this code, reference should be made to section 1.5 and section 5.3.3.		
The purpose of the Community purposes network overlay code is to: (a) Implement the policy direction in the Strategic framework in particular: (i) Theme 4: Brisbane's highly effective transport and infrastructure, Element 4.2 – Brisbane's other infrastructure networks and Element 4.3 – Brisbane's coordinated infrastructure planning and delivery; (ii) Theme 5: Brisbane's CityShape and Element 5.6 – Brisbane's Greenspace System. (b) Provide for the assessment of the suitability of development in the Community purposes network overlay. The purpose of the code will be achieved through the following overall outcomes:	The proposed development achieves the overall outcomes of the Community Purposes Network Overlay as follows: • The subject site is not identified as requiring any community infrastructure items; • The proposed development does not negatively impact or compromise the provision of community infrastructure.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(a) Development which is assumed future urban development contributes to the completion of the Community purposes network through the provision of the existing and planned infrastructure for the parks network and land for the community facilities network in the Local government infrastructure plan. (b) Development which is not assumed future urban development contributes to the completion of the Community purposes network through the provision of additional trunk infrastructure costs for long term infrastructure for the parks network and land for the community facilities network in the Long term infrastructure plans. (c) Development which provides existing and planned infrastructure for the Community purposes network in the Local government infrastructure plan ensures the provision, location, layout and configuration of the park and land for community facilities meets community needs and contributes quality assets. (d) Development does not compromise the completion of the Community purposes network.		

5.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long-term corridor park specific location sub-category			
PO1	AO1	AO1	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development which is assumed future urban development provides the existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site: (a) to serve the recreational needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; (b) to maximise recreational, visual, cultural and biodiversity values; (c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; (d) to meet the requirements of intended users; (e) to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.	Development which is assumed future urban development provides land and embellishments for existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site in compliance with the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy	The subject site is not identified as requiring any parks in the Local government infrastructure plan or overlay mapping.	☒ N/A ☐ Performance Solution
PO2 Development provides for the payment of additional trunk infrastructure costs for the following: (a) for development completely or partly outside the priority	AO2 No acceptable outcome is prescribed.	AO2 The subject site is not identified as requiring infrasturcutre in the Local government infrastructure plan or overlay mapping.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan: (i) trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development.			
PO3 Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised:	A03 Development protects a park shown on the Community purposes network overlay map in compliance with the following:	A03 The subject site is not identified as requiring any parks in the Local government infrastructure plan or overlay mapping.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) the long term infrastructure for the parks network in the Long term infrastructure plans and an applicable neighbourhood plan; (b) the existing and planned infrastructure for the parks network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the parks network which: (i) is required to service the development or existing and future urban development in the planning scheme area; o (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.	(a) for long term infrastructure for the parks network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the parks network, the Local government infrastructure plan; (c) the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.		
If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category			
PO4 Development which is assumed future urban development provides the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site:	AO4 Development which is assumed future urban development provides land for existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site in compliance with the standards for the land for the community facilities network in the Community facilities code and the	AO4 The subject site is not identified as requiring community infrastructure items as described by the LGIP.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) to serve the physical, social and cultural needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; (b) to maximise recreational, social and cultural values; (c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; (d) to meet the requirements of the intended users; (e) to provide, in appropriate locations, for a diversity of community service, cultural and leisure opportunities, that are integrated or co-located with complementary uses and avoid duplicating facilities on nearby land in the community facilities network.	Infrastructure design planning scheme policy.		
PO5 Development provides for the payment of additional trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;	A05 No acceptable outcome is prescribed.	A05 The subject site is not identified as requiring community infrastructure items as described by the LGIP.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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 land for community facilities network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the land for community facilities network associated with development that is not assumed future urban development which is made necessary by the development.			
PO6 Development protects land for community facilities shown on the Community purposes network overlay map to ensure the following are not compromised: (a) the long term infrastructure for the land for community facilities network in the Long term	AO6 Development protects land for community facilities network shown on the Community purposes network overlay map in compliance with the following: (a) for long term infrastructure for the land for community facilities network, the Long term infrastructure plans;	AO6 The subject site is not identified as requiring community infrastructure items and the proposed development does not impact any community facilities network.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
infrastructure plans and an applicable neighbourhood plan; (b) the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the land for community facilities network which: (i) is required to service the development or existing and future urban development in the planning scheme areas; 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.	(b) for existing and planned infrastructure for the land for community facilities network, the Local government infrastructure plan; (c) the standards for the land for community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.		

5.2 Industrial Amenity Overlay Code

5.2.1 Performance Outcome & Acceptable Outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If in the Industrial amenity investigation area sub-category		
PO1 Development of sensitive uses outside of sensitive zones is prevented from encroaching upon land in the Industry zones category.	AO1 Development for a sensitive use is located no closer than: (a) 250m to an Industry zone, General industry B zone precinct boundary; (b) 500m to an Industry zone, General industry C zone precinct boundary; (d) 1500m to a Special industry zone boundary.	Complies – The proposal complies with the setback distances identified in the acceptable outcome.
PO2 Development is located, designed and constructed to achieve the air quality (planning) criteria in Table 8.2.13.3.B, odour criteria in Table 8.2.13.3.C and health risk criteria in Table 8.2.13.3.D. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO2 Development for a sensitive use is located no closer than the distance stated in Table 8.2.13.3.G.	Complies – The proposal complies with the setback distances identified in the acceptable outcome.
PO3 Development is located, designed and constructed to achieve the noise (planning) criteria in Table 8.2.13.3.E to protect the development from adverse noise impacts. 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.	AO3 Development for a sensitive use is located no closer than: a. 150m to a medium impact industry A or sewage treatment plant; b. 250m to a medium impact industry B, waste transfer station or landfill; c. 500m to a high impact industry or special industry.	Complies – The proposal complies with the setback distances identified in the acceptable outcome.
Section B—If in the Industrial hazard investigation area sub-category		

PO4 Development is located, designed and constructed to achieve the hazard and risk criteria in Table 8.2.13.3.F to protect the development from: a. technological hazards (fire, explosion and toxic release); b. major hazard facilities; c. facilities storing 10% or more than the major hazard facilities quantity threshold. Editor's note—Applicants should contact Council for advice.	AO4 No acceptable outcome is prescribed.	Not applicable – the subject site is not located within the industrial hazard investigation area sub-category.
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5.3 Road Hierarchy Overlay Code

5.3.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Road hierarchy overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (i) Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.1 – Brisbane's transport infrastructure networks; (ii) Theme 2: Brisbane's outstanding lifestyle and Element 2.1 – Brisbane's identity. (b) Provide for the assessment of the suitability of development in the Road hierarchy overlay.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane's public domain. (b) Development accessing roads is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists. (c) Development that changes the function of a road by generating traffic does so such that the new function of the	The proposed development is compatible with the surrounding road hierarchy and contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane's public domain. The proposal is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
road in the hierarchy is compatible with the surrounding road hierarchy and where necessary is reconstructed to meet its new design parameters. (d) Development that provides a new road internal and connecting to the road hierarchy complements or completes the existing road hierarchy. (e) Development does not compromise the completion of the road hierarchy. (f) Development ensures that land uses are located to support and implement a safe and efficient road hierarchy facilitating the efficient movement of people and goods.		

5.3.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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;	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.	AO1.1 The proposal ensures access is provided from a suitable road hierarchy.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO1.2 Development ensures that an access driveway is not provided to or from a	AO1.2 The proposal does not seek to provide access from a primary freight route.	☒ Compliant ☐ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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.	primary freight route identified on the Road hierarchy overlay map.		☐ Performance Solution
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	AO1.3 The proposal seeks to provide access from the lowest order of road in accordance with the Road Hierarchy Overlay.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	AO1.4 The proposal does not seek access to a major road.	☒ Compliant ☐ N/A ☐ Performance Solution
	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.	AO.51 The proposal will seek access from the lowest order road.	☒ Compliant ☐ N/A ☐ Performance Solution
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,	AO2.1 The proposed development achieves an access which is consistent with the amount of traffic expected of the road hierarchy.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	function and expected traffic flows for the area.		
	AO2.2 Development mitigates an impact on the road hierarchy if the development: (a) is for a major development; or (b) involves an access driveway to a major road; or (c) involves an access driveway within 100m of a signalised intersection.	AO2.2 The proposal does not involve a major development, access to a major road nor within 100m of a signalised intersection.	☒ Compliant ☐ N/A ☐ Performance Solution
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.	AO3 The subject site is located within an established urban area. As such, future widening and expansion of the road hierarchy is unlikely to be required.	☒ Compliant ☐ N/A ☐ Performance Solution
PO3A Development provides for the payment of extra trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure	AO3A No acceptable outcome is prescribed.	AO3A The subject site is located within an established urban area. As such, future widening and expansion of the road hierarchy is unlikely to be required.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.			
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:	AO4 The site is not located adjacent to a planned infrastructure corridor.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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.	(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;	A05 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.	A05 The proposal does not change the road hierarchy.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) a minimum number of intersections to the major road network.			
PO6 Development ensures that an extension of or change to the road network: (a) provides internal connectivity and connects to the external road network; (b) provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems; (c) provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; (d) includes the provision of bus routes that provide ease of access to bus customers; (e) minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time;	AO6.1 Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy.	AO6.1 The proposal does not change the road hierarchy.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO6.2 Development preserves the function of the road hierarchy and addresses all impacts on the road network.	AO6.2 The proposal does not change the road hierarchy.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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.			
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.	A07 Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	A07 The proposal does not change the road hierarchy.	☐ Compliant ☒ N/A ☐ Performance Solution
PO8 Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay.	A08 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.	A08 The proposal does not change the road hierarchy.	☐ Compliant ☒ N/A ☐ Performance Solution

5.4 Streetscape Hierarchy Overlay Code

5.4.1 Purpose

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

5.4.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	AO1 The proposal ensure the minimum 3.75m verge width is achieved in accordance with Table 8.2.20.3.B.	☒ Compliant ☐ N/A ☐ Performance Solution
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	AO2.1 Development ensures that existing street trees are retained and protected.	AO2.1 The proposal does not impact upon existing street trees.	☐ Compliant ☒ N/A ☐ Performance Solution
	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.	AO2.2 Any streetscape works will be carried out in accordance with the requirements outlined in the acceptable outcome. This requirement can be conditioned by Council.	☒ Compliant ☐ N/A ☐ Performance Solution
Section B—If for assessable development			
PO3 Development ensures that the design of a corner land dedication identified	AO3.1 Development ensures that a corner land dedication is provided:	AO3.1 The subject site is not located on a corner.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
on the Streetscape hierarchy overlay map: (a) facilitates a high level of pedestrian movement and activity; (b) enforces the sense of arrival to individual precincts and major connections; (c) provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	(a) where identified in the Streetscape hierarchy overlay map; (b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.		
	A03.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	A03.2 The subject site is not located on a corner.	☐ Compliant ☒ N/A ☐ Performance Solution
	A03.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	A03.3 The subject site is not located on a corner.	☐ Compliant ☒ N/A ☐ Performance Solution
If in or on a site adjoining the Wildlife movement solution sub-category			
PO4 Development incorporates effective wildlife movement infrastructure that	A04 Development ensures that infrastructure solutions are:	A04 The subject site does not require a cross block link as identified on the Streetscape hierarchy	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
enables safe wildlife movement across and past transport infrastructure.	(a) provided at the locations identified on the Streetscape hierarchy overlay map; (b) designed to: (iv) account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; (v) achieve physical separation of native wildlife and the road; (vi) adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code.	overlay map. Therefore, this outcome is not applicable.	