

Assessment Benchmarks

The following Assessment Benchmarks have been addressed by Saunders Havill Group for this application:

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11/08/2026

APPLICATION REF

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1. Ithaca district neighbourhood plan code

Performance outcomes	Acceptable outcomes	Comments
Building height		
PO1 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 development potential of adjoining sites. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.	AO1 Development complies with the number of storeys and building heights in Table 7.2.9.2.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.	AO1 Not applicable The subject site is not located within a Precinct/sub-precinct under the Ithaca district neighbourhood plan.
If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001)		
PO2 Development contributes toward the natural value of Enoggera Creek and the recreation needs of the local community by providing land for park purposes along Enoggera Creek that can accommodate a shared walking and cycling path and riparian rehabilitation.	AO2 Development ensures land within the waterway corridor or within 10m of the creek banks, whichever is greater, is dedicated to Council.	AO2 Not applicable The subject site is not located in the Butterfield Street Precinct
PO3 Development provides emergency site access from any residential development during floods.	AO3.1 Development in the Butterfield Street a sub-precinct (Ithaca district neighbourhood plan/NPP-001a) does not contain a residential component.	AO3.1 – 3.2 Not applicable The subject site is not located in the Butterfield Street Precinct
	AO3.2 Development for residential purposes in the Butterfield Street b sub-precinct (Ithaca district neighbourhood plan/NPP-001b) achieves flood-free emergency access in a defined flood event to Butterfield Street.	
PO4 Development preserves land adjoining Enoggera Creek for public use and buildings reinforce the creek corridor by providing: a. pedestrian links; b. high-quality, attractive building elevations that are orientated toward a corridor park; c. above-ground elevations and landscape treatments that are attractively designed to reduce tall blank areas to the corridor park and public pedestrian links.	AO4.1 Development on sites adjacent to Enoggera Creek provides a corridor park between the waterway corridor and the high water mark or 12m in width, whichever is greater.	AO4.1 – 4.5 Not applicable The subject site is not located in the Butterfield Street Precinct
	AO4.2 Development provides a public walking and cycling path along the entire creek edge at no cost to the Council and designed in compliance with the Infrastructure design planning scheme policy.	
	AO4.3 Development involving basement walls that face the landscaped public access ways to the corridor park incorporate a variety of landscaping	

	and transitional elements for the entire length and width of the boundary setback. AO4.4 Development ensures that building elevations orientated to the corridor park incorporate windows, parking areas or activity areas that overlook the corridor park. AO4.5 Development provides opportunities for passive surveillance over the corridor park and pedestrian links.	
PO5 Development provides parking that achieves a balance between controlling congestion and providing sufficient short- term parking to keep the anticipated commercial components of the precincts viable and service the needs of other users of the site's facilities.	AO5 Development provides access, parking and servicing in accordance with the requirements of the Transport, access, parking and servicing code, with the following exceptions: a. for residential development, the number of car parking spaces does not exceed 1.5 spaces per dwelling unit; b. the number of car parking spaces does not exceed 1 space per 30m² of gross floor area for non-residential uses.	AO5 Not applicable The subject site is not located in the Butterfield Street Precinct
If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001), where in the Butterfield Street a sub-precinct (Ithaca district neighbourhood plan/NPP-001a)		
PO6 Development maximises building setbacks to the corridor park and steps back building heights from the creek frontage.	AO6.1 Development has a maximum site cover of 75%. AO6.2 Development has a maximum plot ratio of 150% of the site area. AO6.3 Development has a maximum building height of 3 storeys and 10.5m. AO6.4 Development of a building has a setback of 5m from the corridor park. AO6.5 Development has a minimum front setback of 5m.	AO6.1 – 6.5 Not applicable The subject site is not located in the Butterfield Street Precinct
If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001), where in the Butterfield Street b sub-precinct (Ithaca district neighbourhood plan/NPP-001b)		
PO7 Development maximises building setbacks to the corridor park and steps back building heights from the creek frontage.	AO7.1 Development has a maximum site cover of 75%. AO7.2 Development has a maximum plot ratio of 250% of the site area. AO7.3 Development has a minimum front setback for basements of 2m. AO7.4 Development has a minimum front setback above basement level of 8m. AO7.5 Development may have front balconies protruding a maximum of 3m into the building setback.	AO7.1 – 7.5 Not applicable The subject site is not located in the Butterfield Street Precinct
If in the Ballymore precinct (Ithaca district neighbourhood plan/NPP-002)		
PO8 Development contributes towards the natural value of Enoggera Creek and the recreation needs of the local community by providing land for park purposes along Enoggera Creek capable of accommodating a shared walking and cycling path and riparian rehabilitation.	AO8 Development ensures land within the waterway corridor or within 10m of the creek bank, whichever is greater, is dedicated to Council.	AO8 Not applicable The subject site is not located in the Ballymore precinct

PO9 Development involving any substantial extensions to the existing sporting facility does not adversely impact on the surrounding residential community.	AO9 Development does not result in significant adverse community impacts that cannot be satisfactorily mitigated. Note—This is demonstrated in a social health impact assessment report and management plan prepared in accordance with the Social and health impact assessment planning scheme policy and Consultation planning Scheme Policy.	AO9 Not applicable The subject site is not located in the Ballymore precinct
PO10 Development of sites adjoining Enoggera Creek must provide a safe and convenient pedestrian and cyclist path between Bishop Street and Enoggera Creek and accommodate riparian rehabilitation.	AO10 A pedestrian/cyclist link is provided in accordance with the Bicycle network overlay code.	AO10 Not applicable The subject site is not located in the Ballymore precinct
If in the Bishop Street precinct (Ithaca district neighbourhood plan/NPP-003)		
PO11 Development of sites adjoining Enoggera Creek contributes to the natural value of the creek and the recreation needs of the local community.	AO11 Development on sites adjacent to Enoggera Creek provides a corridor park to be dedicated to the Council, comprising land within the waterway corridor or 8m from the top of the bank, whichever is greater.	A11 Not applicable The subject site is not located in the Bishop Street
PO12 Development of sites adjoining Enoggera Creek locates active on-site recreation areas so they overlook the adjoining park.	AO12 Development locates on-site recreation areas along the rear property boundary.	A12 Not applicable The subject site is not located in the Bishop Street
If in Special area 1 – Musgrave Road		
PO13 Development ensures that building size, bulk and intensity of centre activities within the mixed use development is consistent with the locality and does not diminish the dominance of the adjacent heritage place.	AO13.1 Development has a maximum gross floor area of 75% the site area.	A13.1 – 13.2 Not applicable The subject site is not located in the Special area 1 – Musgrave Road
	AO13.2 Development has a minimum of 65% of the total gross floor area which is used for residential purposes.	
PO14 Development does not compromise the functions of the local road hierarchy.	AO14 Development does not provide vehicle access from Musgrave Road or Enoggera Terrace.	A14 Not applicable The subject site is not located in the Special area 1 – Musgrave Road
PO15 Development: a. contributes to a pedestrian-friendly commercial node on Enoggera Terrace; b. does not have parking that dominates street frontages.	AO15 Development is built to the Enoggera Terrace frontage and incorporates an awning over the footpath.	A15 Not applicable The subject site is not located in the Special area 1 – Musgrave Road
If in Special area 2 – Skate Arena		
PO16 Development is consistent with the bulk and scale of the existing structure and conserves the cultural heritage values of the heritage place.	AO16.1 Development has a gross floor area that does not exceed the gross floor area of the existing structure.	A16.1 – 16.2 Not applicable The subject site is not located in the Special area 2 -Skate Arena
	AO16.2 Development is contained within the existing building envelope.	
PO17 Development does not compromise the functions of the local road hierarchy.	AO17 Development does not provide vehicular access from Enoggera Terrace.	A17 Not applicable The subject site is not located in the Special area 2 -Skate Arena
If in the Hillside character precinct (Ithaca district neighbourhood plan/NPP-008)		
Development pattern and form		
PO18 Development for residential purposes must be compatible with traditional character house scale and designed and sited to retain and reinforce the predominant development pattern and form of:	AO18.1 Development has a building footprint, boundary setbacks and siting in relation to adjoining development that reflects the predominant development pattern and form of development in the area.	A18.1 – 18.2 Not applicable The subject site is not located in the Hillside character precinct

a. separate allotments, whether or not the site area exceeds predominant lot sizes in the area or the site is an amalgamation of allotments; b. buildings of a traditional character house scale uniformly spaced and consistently stepped across well treed hillsides when viewed from the visual catchment; c. the design and scale of elevation and building form of the rear of extended or new buildings must consider the views of the building from surrounding areas, and the impact of the proposal on properties at the rear of the premises.	AO18.2 Development of buildings feature orthogonal plan forms with outside walls aligned to those on adjoining allotments or within the development.	
Building height, scale and proportions		
PO19 Development for a residential purpose has a height, scale and proportions compatible with traditional character houses when viewed from the visual catchment.	AO19.1 Development of buildings are designed to appear as a series of separate blocks, each of a size and scale similar to that of a traditional character house, using either physical separation or: a. significant recesses and projections of the exterior wall plane; b. articulation through steps in the horizontal plane of the roof; c. roof geometry incorporating significant variety, such as pitched roofs of minimum 27.5° pitch; d. elevation and roof treatment using a variety of materials, colours and finishes compatible with traditional character houses to achieve the appearance of separate blocks; e. landscaped areas to achieve the appearance of separate blocks, and include trees capable of deep planting and growing to roof height. AO19.2 Development has building heights exceeding the prescribed acceptable outcome only where: a. use of traditional character elements or site responsive construction methods has resulted in non-compliance with the prescribed acceptable outcome; b. any additional building height or storeys are incorporated into a building form appearing to comply with the prescribed acceptable outcome, such as outcomes where 2-storey development is prescribed and a third storey is incorporated into a roof space area. Note—Site-responsive construction methods, such as posts or piers, minimise the amount of alteration to site topography. Traditional character elements are pitched roofs of a minimum 27.5 ° pitch. AO19.3 Development has a site cover exceeding the prescribed acceptable outcome only where the development is designed to reduce building bulk in accordance with AO19.1. AO19.4 Development has eaves heights that reflect the predominant development pattern and form of development in the area: a. along undulating ridgelines; b. horizontally across hillsides; c. vertically down hillsides. AO19.5 Development above ground level does not have a uniform elevation treatment longer than 10m, without variation, articulation or openings.	A19 – 19.5 Not applicable The subject site is not located in the Hillside character precinct
PO20	AO20 No acceptable outcome is prescribed.	

Development must be designed, sited and landscaped to minimise the impact of incompatible building bulk, maintain and enhance the traditional character and built form of this precinct in terms of building: a. bulk, form and scale; b. eaves heights; c. elevation treatment; d. construction materials; e. by using quality contemporary architecture respectful of its setting; f. development along ridgelines must not dominate the skyline and must be designed and sited to contribute to a consistent rhythm and sense of scale along the ridgeline when viewed from the visual catchment.		
PO21 Development along ridgelines does not dominate the skyline and is designed and sited to contribute to a consistent rhythm and sense of scale along the ridgeline when viewed from the visual catchment.	AO21 No acceptable outcome is prescribed.	A21 Not applicable The subject site is not located in the Hillside character precinct
Landscape character, physical setting and topography		
PO22 Development minimises impacts to existing significant vegetation and provides replacement vegetation on the site of advanced size and maturity where significant vegetation is removed.	AO22 Development: a. designs and sites buildings or other structures, driveways and hard-stand areas to maximise the retention of vegetation on the site; b. replaces significant vegetation removed as a result of the development with vegetation of advanced size and maturity that contributes to the special character of the area. Note—Trees featuring a trunk diameter width of 250mm or greater measured at 1m above ground level are considered significant vegetation. Advanced size and maturity is vegetation of 100L minimum stock size planted in sufficient quantity to achieve a total canopy area of 50% of the removed vegetation when mature.	A22 Not applicable The subject site is not located in the Hillside character precinct
PO23 Development must be designed and sited to retain or reinforce the landscape character and physical setting of the locality, and to break up building bulk and buildings must appear to be uniformly sited on well—treed hillsides and consistently spaced along major ridgelines.	AO23.1 Development provides communal open space and ground storey private open space required for residential development is provided at a minimum dimension of 5m.	A23.1 – 23.3 Not applicable The subject site is not located in the Hillside character precinct
	AO23.2 Development ensures that boundary setbacks 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.	
	AO23.3 Development comprising a carport, car parking space or other structures associated with a multiple dwelling is not located in the setback area. Note—In the case of corner lots, the rear boundary is that boundary which abuts other rear boundaries.	
PO24 Development, including buildings or other structures, driveways and hard-stand areas, must be designed and sited to minimise cut-and-fill disturbance on the site and to soften visual impact.	AO24.1 Development incorporates: a. foundation systems 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 cut and fill is minimal;	A24.1 – 24.2 Not applicable The subject site is not located in the Hillside character precinct

	c. benching, cut and fill, or construction of retaining walls of a minor nature only (i.e. fill does not exceed 1m and/or the combined height of any retaining wall and fence does not exceed 2m) and is designed so it is not noticeable after construction has been completed; d. driveways and hard-stand areas only on those parts of a site with gradients less than 1 in 4.	
	AO24.2 Development provides retaining walls that are set back from any boundary and are stepped, terraced and landscaped.	
Public domain		
PO25 Development provides long term infrastructure for the land for community facilities network to meet the recreational needs of residents and workers.	AO25 Development protects land for community facilities in the general location specified in Figure b and in accordance with the Long term infrastructure plans.	A25 Not applicable The subject site is not located in the Hillside character precinct

2. Subdivision Code

Performance outcomes	Acceptable outcomes	Response
PO1 Development results in lots and an arrangement of lots that: a. enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use; b. are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; c. feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development; d. complement the streetscape, local context and character for the locality; e. address development constraints.	AO1.1 Development provides lots with dimensions in compliance with Table 9.4.10.3.B. Note—Dwelling density may also be specified in the planning scheme in addition to the minimum or average lot sizes specified in Table 9.4.10.3.B. Development must comply with both parameters. Note—Parts 1 to 3 of Table 9.4.10.3.B provide the minimum dimensions for standard, small and rear lots to accommodate the range of residential development intended for the Low density residential zone, Character residential zone, Low-medium density residential zone and the Emerging community zone. Note—Part 4 of Table 9.4.10.3.B provides dimensions for lots in other zones and in the South East Queensland Regional Plan area under certain circumstances. Where a zone is not identified in Part 4 of Table 9.4.10.3.B the relevant dimensions are either use or activity specific and no acceptable outcome is prescribed. Note—The Dwelling house code and Dwelling house (small lot) code provide requirements for dwelling houses on standard lots and small lots. Table 9.4.10.3.B is not part of the assessment for a dwelling house other than as identified in the tables of assessment in Part 5. Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions.	PO1 Complies The subject site is located within the infill housing precinct under the Character residential zone. The dimensions identified in Table 9.4.10.3.B Part 3 – Rear lots suggest that the infill housing precinct must have a minimum lot size of 450m ² . The proposed rear lot for this development is 326.1m ² . Although the rear lot is below the rear lot minimum, the proposal satisfies PO1. It enables the intended residential outcome by providing a lot suitable for a Dwelling house that generally meets the Dwelling house (small lot) code, while remaining consistent with the zoning, overlays and neighbourhood context by preserving the character streetscape through retention of the existing pre-1946 dwelling fronting Kent Street.
	AO1.2 Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot where meeting the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i> . Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Parts of this code and other codes in the planning scheme determine the circumstances for the application of a building envelope plan or a development footprint plan. Note—A building envelope plan or a development footprint plan may also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing.	The rear lot offers a practical, unobstructed building envelope capable of accommodating the minimum rectangle dimension of 14m x 20m and supporting the anticipated development of a Dwelling house. The rear lot is capable of achieving infrastructure connections and compliance onsite carparking and manoeuvring areas. The subdivision is consistent with the streetscape and complements the existing character of the locality. This is achieved through retention of the existing dwelling at Kent Street. Furthermore, a future dwelling house is sited behind the existing dwelling and due to the slope of the site this will be largely screened from public view, avoiding adverse amenity impacts.
	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. Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot. Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan. Note—Where development involves work for walls or structures (other than a fence) on or near to a proposed lot boundary and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the structure is to be located in the position identified by the preceding development approval or approved plans, planning scheme and Building Regulation. Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located: a. physical inspection is undertaken at the framing stage of construction; b. written evidence in the form of a plan of subdivision is prepared by a suitably qualified person; other evidence received and agreed by the Council.	Refer to section 7.2 of the planning report for more information.

Performance outcomes	Acceptable outcomes	Response
PO2 Development creates useable lots that: a. do not rely on excessive cut and fill; b. do not intrude into areas of waterway and environmental significance; c. ensure any cutting, filling, retaining walls and earthworks: i. minimise adverse impacts to vegetation, natural features and topography; ii. avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; iii. minimise adverse impacts to the utility of existing or proposed transport network elements.	AO2.1 Development ensures that any cutting, filling, retaining walls and earthworks: a. result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: i. a single level change; or ii. any step in a series of level changes. b. locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; c. limits cut and fill to less than 1m in height for construction of transport network elements. Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B. Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended.	AO2.1 Complies Development complies refer to prelim civil plans noting no change to land greater than 1m.
	AO2.2 Development involving a lot with an area less than 450m ² 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 Non-compliant The proposed development does not rely on excessive cut and fill and generally follows the natural ground line. The subject site is not located in any areas of waterway and environmental significance.
	AO2.3 Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks occurring on the site. Note—A minimum rectangle dimension sited on level to gently sloping land is required to ensure that lots are able to be developed for a dwelling in accordance with the requirements of the planning scheme. Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone.	AO2.3 Complies The proposed lot complies with the minimum rectangle dimension specified in Table 9.4.10.3.B by having 18.46 and 20.59.
	AO2.4 Development does not involve the creation of canals or artificial waterways.	AO2.4 Complies The proposed development does not create any canals or artificial waterways
PO3 Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: 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; f. to avoid unreasonable detriment or nuisance to an adjacent premises;	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. Editor's note—See Section B for additional requirements where new road is proposed.	AO3.1 Not applicable The proposal does not include any new roads. The access easement for the new lot will be located over an already existing driveway.
	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 Complies Access has a minimum dimension of 4m.

Performance outcomes	Acceptable outcomes	Response
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.	AO3.3 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 type requirements for the zone and zone precinct applicable to the site and intended use.	AO3.3 Complies The proposed development includes access to a public road that is direct in the form of an access easement with a width of 4.05m and an area of 99m²
	AO3.4 Development provides safe sight distances at the following locations: f. an access point along the frontage of each lot; g. a junction and an intersection, including corner truncation; h. a pedestrian or cyclist crossing.	AO3.4 Complies No changes to the existing residential driveway.
	AO3.5 Development provides grades within a lot that: d. enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy; e. do not require cut and fill in excess of 1m in height.	AO3.5 Complies No changes to the existing residential driveway.
PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks. Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the <i>Planning Act 2016</i>.	AO4.1 Development provides land and works for infrastructure and services in compliance with the: c. Local government infrastructure plan; d. standards in the Infrastructure design planning scheme policy; e. Refuse planning scheme policy; f. Transport, access, parking and servicing planning scheme policy; g. Long term infrastructure plan; h. codes and planning scheme policies that apply to the site.	AO4.1 Complies The proposed development complies with the planning scheme. Refer to civil plans.
	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 Complies Refer to civil plans.
	AO4.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is: c. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or d. a 6m long by 3 equal chord truncation if a minor road.	AO4.3 Not Applicable The site is not located on a lot with corner frontage.
PO5 Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal occupation of the lot by the intended land use and activities associated with that use.	AO5 Development ensures that lot density, location, arrangement and dimensions address potential adverse impacts on the normal occupation of the lot for its intended use and associated activities, by: d. identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; e. avoiding the hazard; or	AO5 Complies The subdivision development complies with the ability to construct a safe and healthy development that does not create adverse impacts. The lot proposed is a residential lot, activities associated with this are consistent with the character of the local area.

Performance outcomes	Acceptable outcomes	Response
	f. mitigating hazard impacts, including through buffers, structures or other necessary measures. Note—Overlays and neighbourhood plans provide information about potential risks and hazards and how to address them. However, the planning scheme may not reflect risks and hazards determined as part of the analysis of the site and its surrounds and assessment of the development or changed circumstances or those associated with: f. contaminated land; g. transport noise corridors on State-controlled roads and the rail network. The Queensland Government's Contaminated land register and Environmental management register should be consulted regarding contaminated land. The State Planning Policy Interactive Mapping System should be consulted regarding transport noise corridors.	
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: d. does not create additional lots; e. wholly contains infrastructure and services within the lot they serve; f. 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.	Not applicable Development is for a residential subdivision in one zone.
PO7 Development ensures that volumetric format plan subdivision and any associated statutory easements: g. facilitate efficient development; h. ensure reasonable and practical access to services, facilities and infrastructure appropriate to the current and any intended future use of the premises; i. are in accordance with an existing development approval or approved building; j. are consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.	AO7 No acceptable outcome is prescribed.	Not applicable Development is for a residential subdivision in one zone.
PO8 Development ensures that a subdivision involving 2 or more zones, zone precincts, a neighbourhood plan precinct or overlay sub-categories, provides for the: c. different lot design requirements that are applicable to the zones, zone precincts, neighbourhood plans and overlays and applicable to the site; d. lawful uses intended for the site and the locality.	AO8.1 Development ensures that the boundary between the zones, zone precincts, neighbourhood plans, overlays and land uses are reflected in the design, arrangement and boundaries for proposed lots to the extent relevant.	Not applicable Development is for a residential subdivision in one zone.
	AO8.2 Development includes separation, buffers, management zones or other means to address any adverse amenity, health or safety impacts caused by an adjacent use.	Not applicable Development is for a residential subdivision in one zone.
	AO8.3 Development provides lot dimensions and size in each different zone, zone precinct, neighbourhood plan and land use that is in compliance with Table 9.4.10.3.B	Not applicable Development is for a residential subdivision in one zone.
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	AO9	Not Applicable

Performance outcomes	Acceptable outcomes	Response
Development ensures that the transport network and all its component elements is designed to: e. facilitate the efficient and cost-effective provision and maintenance of infrastructure; f. deliver the intended functional outcome of each element; g. have a clear hierarchical structure using the existing network classification; h. provide a high level of internal accessibility and external connectivity for local vehicle, pedestrian and bicycle networks and where relevant, public transport and freight networks. Note—A traffic impact assessment may be required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied. Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended.	Development provides a transport network that: a. is designed and constructed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy; b. completes, aligns and integrates with the relevant components of the surrounding transport network identified through: I. the Road hierarchy overlay map; II. the Bicycle network overlay map; III. the Streetscape hierarchy overlay map; IV. any other overlay, neighbourhood plan, preliminary approval, development approval, structure plan or other plans agreed by the Council, over the subject site or land adjoining and in the locality of the subject site; V. a traffic impact assessment report in accordance with the Transport, access, parking and servicing planning scheme policy and the report outcomes as agreed by the Council; c. when resulting in a stub road for a proposed future road connection, provides a turn-around area or easement in compliance with the Refuse planning scheme policy and the Infrastructure design planning scheme policy. Note—The majority of relevant standards identified in the planning scheme are located in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy. Note—This outcome can be demonstrated through an application that: a. is accompanied by sufficient information (including computer modelling input and output data) to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and/or the standards and guidelines of the Transport, access, parking and servicing planning scheme policy and that any computer modelling input and output data is accurate, reasonable and carried out in accordance with sound traffic engineering practices.	The proposed development does not involve the creation of 10 or more lots, a road reserve or new road and cycle or pedestrian routes.
PO10 Development provides permeable, connected, attractive and safe pedestrian and bicycle networks that: a. are designed to provide permeability for pedestrians and cyclists having regard to the surrounding area and existing and future networks; b. are safe, suitably shaded and embellished, attractive and efficient; c. link destinations such as major developments, public transport stops and parks along the safest, most direct and convenient routes; d. provide routes that are on areas of least slope and avoid potential hazards such as flooding; e. run predominantly along public spaces including streets or parks that are fronted by dwellings;	AO10.1 Development provides a pedestrian and bicycle network that connects into the broader network of proposed and existing pathways, that: a. is in compliance with the Infrastructure design planning scheme policy and any overlay, neighbourhood plan, preliminary approval, development approval that applies to the site or structure plan relevant to the site; or b. uses a pedestrian and bicycle accessibility grid-based network throughout the development where no overlay, neighbourhood plan, preliminary approval, development approval or structure plan applies. Note—The Infrastructure design code requires the creation of footpaths and bikeways in compliance with the standards and specifications in the transport network and road corridor design sections of the Infrastructure design planning scheme policy, where in the road reserve or through a park.	Not Applicable The proposed development does not involve the creation of 10 or more lots, a road reserve or new road and cycle or pedestrian routes.

Performance outcomes	Acceptable outcomes	Response
f. are located where there is casual surveillance, avoiding an area with a major break in surveillance and an unlit area at night; g. are widened at potential vehicle conflict points. Note—While the road layout may include no through roads such as cul-de-sacs in limited circumstances, the pedestrian and bicycle network may not. Note—Pedestrian and bicycle networks should be designed in conjunction with the design of the road network and lot layout.	AO10.2 Development provides pathway links outside the road corridor that: - comply with the Infrastructure design planning scheme policy; - incorporate key elements of crime prevention through environmental design, including: - having a maximum length of 40m; - providing a direct line of sight between ends of the link; - connecting between the road network and the park where development is located between them. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy. Note—A minimum of 50% of any park frontage should be to a minor road.	Not Applicable The proposed development does not involve the creation of 10 or more lots, a road reserve or new road and cycle or pedestrian routes.
PO11 Development provides a road reserve and carriageway that is of sufficient design, width and arrangement to preserve the function of the road hierarchy and address all impacts on the road network, including: - safe and efficient movement of users, including vehicles, cyclists and pedestrians; - vehicle parking; - access to properties, including accommodation of the largest design service vehicle; - construction and maintenance of public utilities; - landscaping, street trees and shading; - safety and visibility; - integrated pedestrian and cyclist movement and safety; - noise reduction; - required design vehicles; - utility services.	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	Not Applicable The proposed development does not involve the creation of 10 or more lots, a road reserve or new road and cycle or pedestrian routes.
PO12 Development provides a road network that: - includes a minor road network that creates convenient and safe movement between uses and to major roads; - positively contributes to and enhances the bicycle network and streetscape hierarchy; - caters for the expected vehicle, pedestrian and cyclist use; - utilises geometry consistent with the standards relevant for the road hierarchy; - provides safe vehicular access to each lot where direct lot access is allowed; - prevents the needs for traffic-calming devices and ensures speed management is achieved by geometric design and arrangement of roads and paths; - provides safe pedestrian and cyclist crossings; - minimises the need for earthworks; - provides minor roads adjoining and overlooking the public parks network;	AO12.1 Development provides a road network which is designed and constructed in compliance with the Infrastructure design planning scheme policy.	Not Applicable The proposed development does not involve the creation of 10 or more lots, a road reserve or new road and cycle or pedestrian routes.
	AO12.2 Development provides a minor road frontage for a minimum 50% of any park edge where involving new park or adjoining the site of an existing or approved park.	Not Applicable The proposed development does not involve the creation of 10 or more lots, a road reserve or new road and cycle or pedestrian routes.

Performance outcomes	Acceptable outcomes	Response
j. enables the creation of lots that facilitate sufficient solar access for potential dwellings, buildings, structures and activity areas; k. maximises the quality of the public realm, provision of street trees and availability of on-street parking.	AO12.3 Development provides road network that: a. is generally orientated on a modified grid pattern that allows for topographic constraints; b. facilitates the following orientation wherever possible: i. generally north-south roads, to allow lots to have their long axes typically orientated east-west; ii. generally east-west roads, to allow lots to have their long axes typically orientated north-south.	Not Applicable The proposed development does not involve the creation of 10 or more lots, a road reserve or new road and cycle or pedestrian routes.
PO13 Development provides connected road, pedestrian and bicycle networks.	AO13 Development involving new road ensures that a no through road is included only where: a. physical features obstruct road network continuity; b. it is demonstrated that there is no alternative road layout, option or arrangement to provide for road continuity; 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. Note—Physical features that might obstruct road network connectivity include waterways, parks or significant land use change. The road layout should be designed to overcome the constraint or alternative arrangements such as infrastructure solutions should be provided. If no practical option exists, then this must be demonstrated in the development application.	Not Applicable The proposed development does not involve the creation of 10 or more lots, a road reserve or new road and cycle or pedestrian routes.
PO14 Development maximises opportunities to provide on-street car parking where: a. in compliance with the intended function of the road; b. taking into consideration kerb space requirements for: i. bus stops, passenger set down, servicing and traffic control devices; ii. street trees and landscaping; iii. street furniture and public signage; iv. utilities and other infrastructure.	AO14 Development provides on-street car parking in compliance with the Infrastructure design planning scheme policy and Transport, access, parking and servicing planning scheme policy.	Not Applicable The proposed development does not involve the creation of 10 or more lots, a road reserve or new road and cycle or pedestrian routes.
PO15 Development provides intersection designs that ensure: a. safety, efficient function and visibility for vehicles, pedestrians and cyclists; b. verge areas that provide sufficient space for safe pedestrian movement; c. sufficient space for infrastructure and traffic management.	AO15 Development provides intersections that are designed in compliance with the Infrastructure design planning scheme policy.	Not Applicable The proposed development does not involve the creation of 10 or more lots, a road reserve or new road and cycle or pedestrian routes.
PO16 Development provides a transport network that caters for the extension of existing or future public transport routes and infrastructure including safe pedestrian set-down and pick-up facilities.	AO16 Development provides bus infrastructure and intersections that are designed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy.	Not Applicable The proposed development does not involve the creation of 10 or more lots, a road reserve or new road and cycle or pedestrian routes.
PO17 Development provides a transport network that is:	AO17	Not Applicable

Performance outcomes	Acceptable outcomes	Response
a. designed to operate safely for users, pedestrians and cyclists; b. ensures emergency access or evacuation in emergencies.	Development provides a secondary road access if access to lots is used by more than 1,000 vehicles per day. Note—The secondary access is to provide emergency vehicles with an alternative route where the primary route may be heavily trafficked and the effectiveness of emergency response is reduced.	The proposed development does not involve the creation of 10 or more lots, a road reserve or new road and cycle or pedestrian routes.
Section C – Specific performance outcomes and acceptable outcomes applicable to development		
Section C1 – Development for reconfiguring a lot involving any of the following: a. a site that is more than 1ha in the Emerging community zone; or b. the number of potential dwellings is 20 or more in the Emerging community zone; or c. a site that is more than 7,000m² in the Low density residential zone; or d. the number of lots is 20 or more; or e. the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or f. the creation of more than 50% of the lots with an area less than 350m² where not associated with a material change of use or in accordance with an approved building. Note—Refer to the Structure planning planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate dwelling houses or where reconfiguring a lot is not proposed in conjunction with a material change of use.		
P018 Development delivers contained, sustainable and functional communities comprised of walkable, highly connected and legible neighbourhoods that ensure: a. the lot frontage of all residential lots is within: i. 400m walking distance from a local park, community hub or other central focal point to create a strong and positive neighbourhood identity; ii. 800m walking distance of a local shop and services; b. the greatest intensity of development is within 400m walking distance from: i. a centre other than a Neighbourhood centre; ii. high frequency public transport; c. if residential development, a variety of lot sizes are provided to accommodate a range of dwellings consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; d. connected transport and public parks networks are provided to encourage public and active transport use within and between neighbourhoods; e. an interconnected street pattern that results in safe, connected and permeable neighbourhoods; f. centrally located parks; g. sites are provided for community activities, services and facilities and utilities;	AO18.1 Development is designed and sited in compliance with: a. the structure outlined in a neighbourhood plan, a development approval or a preliminary approval that is relevant to the full nature and extent of the development and that clearly indicates the following: i. integration, connection and relationship of the site with surrounding land uses; ii. roads, pathways, bicycle and public transport stops and stations; iii. character and environmental values and development constraints; iv. parks and key destinations such as centres and community facilities; or b. a structure plan prepared in accordance with the Structure planning planning scheme policy. Note—A neighbourhood plan, preliminary approval or development approval must provide comprehensive information that guides the land use pattern, scale, arrangement, connections, transport network and relationship of the development to surrounding features and values. A structure plan must be prepared in accordance with the Structure planning planning scheme policy where this information is insufficient.	Not applicable The proposed development does not involve any aspects as identified above.

Performance outcomes	Acceptable outcomes	Response
h. integrated development with compatible surrounding development approvals and established residential areas; i. the outcomes of neighbourhood plans are delivered; j. site characteristics and setting are addressed including character and environmental values and development constraints, as detailed in an applicable neighbourhood plan or overlay or as determined through a structure planning process. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating the achievement of this outcome. A structure plan must be prepared where in the Emerging community zone. Note—In interpreting PO18(b)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.	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.	Not applicable The proposed development does not involve any aspects as identified above.
PO19 Development ensures that the layout retains and responds to: a. physical features such as topography, natural drainage systems and significant vegetation; b. existing heritage or character buildings; c. adjoining existing uses and the transport and public park networks.	AO19.1 Development retains and incorporates significant vegetation within a park, the road reserve, waterways or corridors, common property or private open space areas. Note—The Vegetation planning scheme policy provides guidance on determining what significant vegetation is to be considered in demonstrating achievement of this outcome AO19.2 Development integrates heritage or character buildings with community facilities or shared facilities.	Not applicable The proposed development does not involve any aspects as identified above.
PO20 Development provides a layout that supports pedestrian access to public transport services by locating: a. a high proportion of dwellings close to public transport stops; b. higher density residential development close to transport stops; c. non-residential or high trip-generating uses immediately proximate to transport stops.	AO20 Development provides 90% or more of lots and all non-residential uses intended for public visitation within a 400m walking distance of an existing or future stop on a public transport route or a dedicated public pedestrian access point to a railway or busway station.	Not applicable The proposed development does not involve any aspects as identified above.
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. AO21.2 Development involving a small lot that has a building envelope plan, or provides for integrated small lot development, identifies on the building envelope plan private open space orientated to the north or north-east if this can be accommodated to the rear or side of buildings.	Not applicable The proposed development does not involve any aspects as identified above.
		Not applicable The proposed development does not involve any aspects as identified above.

Performance outcomes	Acceptable outcomes	Response
PO22 Development provides a range of lot sizes and types mixed in one location and located on any street frontage that: - meet the housing choice outcomes for the zone, zone precinct or neighbourhood plan; - is consistent with the surrounding lot character; or - provides a gradual transition in lot character where the site's location provides opportunities to locate near public transport stops and stations and enables ease of access to services and facilities. Note—A performance outcome for a small lot that does not comply with AO22.2 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i>.	AO22.1 Development provides a range of lot sizes that comply with: - the zone, zone precinct, neighbourhood plan, preliminary approval or development approval; or - if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, a maximum of 18 dwellings per hectare in the Low density residential zone, and 24 dwellings per hectare in the Low-medium density residential zone; or - if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, the requirements of Table 9.4.10.3.B and surrounding lot character consistent with the proposed uses of the site. Note—The density of dwellings per hectare is calculated based on the number of dwellings (such as dwelling houses, multiple dwellings) relative to the area of the site for proposed lots intended for dwellings and inclusive of land intended to be included in the Local zone precinct of the Open space zone and local roads AO22.2 Development fronting an existing or proposed road provides: - 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; - no more than 6 contiguous small lots that feature abutting built to boundary walls, where in the Low-medium density residential zone; - if adjoining land in the Residential zones category or the Emerging community zone: - a consistent lot character; - a gradual transition in lot sizes, dimensions and layout where within 400m walking distance from a centre other than a Neighbourhood centre, and high frequency public transport. Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>. Note—In interpreting AO22.2(c)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.	Not applicable The proposed development does not involve any aspects as identified above.
PO23 Development involving lots for non-residential, centre or mixed use development is provided in the following appropriate locations that take advantage of: - site access opportunities or restrictions; - positive streetscape or park interface opportunities; - opportunities to locate near transport stops or on transport routes; - uses and building forms to act as noise buffers to external noise sources such as major roads, railways or other non-residential uses; - development interfaces and land use transitions to residential uses.	AO23 Development involving lots for non-residential, centre or mixed use development in a residential neighbourhood or subdivision are located: - with a frontage to a road higher than a minor road in the road hierarchy that can serve as the primary vehicle access point; - on the end of street blocks or corners; - within 200m walking distance of a dedicated public pedestrian access point of, or is integrated with, a public transport stop or station; - so that the change of use between residential and non-residential uses occurs along the shared rear boundaries of lots.	Not applicable The proposed development does not involve any aspects as identified above.
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	AO24.1 Development where providing lots for multiple dwellings: - facilitates direct pedestrian and vehicle access to ground-floor dwellings; - locates lots:	Not applicable The proposed development does not involve any aspects as identified above.

Performance outcomes	Acceptable outcomes	Response
frequency, on-street parking, water sensitive urban design and other elements	i. on corner sites; or ii. at the ends of street blocks; or iii. where they have dual frontage. Note—Vehicle access in the form of shared driveways and crossovers is desirable to maximise the availability of on-street car parking and provision of street trees	
	AO24.2 Development ensures that a lot that is less than 350m ² or with a frontage width less than 10m: a. is located mid-block or adjacent to a park where there is dual frontage; b. is located in a group up to but not more than 6 in a row to enable integrated design and construction solutions; c. if serviced by a rear lane, the lane is no longer than 60m in length.	Not applicable The proposed development does not involve any aspects as identified above.
	AO24.3 Development provides for larger lots located on corners or at the end of T-intersections.	Not applicable The proposed development does not involve any aspects as identified above.
PO25 Development involving a lot intended for a dwelling house is of a regular shape and an appropriate size and dimensions: a. for the siting and construction of any existing or potential dwelling houses and any ancillary building or activity; b. to maximise outdoor private space, privacy and amenity; c. to provide convenient on-site vehicle access and parking.	AO25.1 Development provides lots that are rectangular or regular in shape, with the depth dimension greater than the width dimension and in accordance with Table 9.4.10.3.B.	Not applicable The proposed development does not involve any aspects as identified above.
	AO25.2 Development with lots less than 600m ² provides lots that are rectangular or regular in shape and has a minimum of 65% of lots orientated in accordance with Figure a.	Not applicable The proposed development does not involve any aspects as identified above.
PO26 Development provides land for park purposes that is well distributed and located and is consistent with: a. the nature of surrounding parks; b. the needs of occupants and visitors; c. the safety and connection to the transport network.	AO26 Development provides land for park purposes that is in compliance with the Park planning and design code and the Local government infrastructure plan.	Not applicable The proposed development does not involve any aspects as identified above. The proposed development does not involve any aspects as identified above.
Section C2 – Detailed performance outcomes and acceptable outcomes for a small lot: a. not complying with the dimensions in Table 9.4.10.3.B; or b. with a frontage width of less than 10m.		
PO27 Development ensures that each small lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house, associated ancillary structures and site access without adversely impacting the: a. intended character of a locality; b. quality of the public realm and the provision of street trees; c. availability of on-street car parking; d. natural, character or heritage features of the lot. Note—A performance outcome for a small lot that does not comply with AO27.1, AO27.2, AO27.3 and AO27.4 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be 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>.	AO27.1 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a development footprint plan: a. formed by the acceptable outcomes for side and rear boundary setbacks for a dwelling house in compliance with the Dwelling house (small lot) code; b. 3m to the primary street frontage or the least setback of an adjoining dwelling, wherever is greater; c. 1.5m to any secondary street frontage where for a corner lot; d. 3m to any private open space on an existing or proposed adjoining small lot. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>. Note—The development footprint plan does not override the Dwelling house (small lot) code other than to the extent provided for in that code.	PO27 Complies A performance outcome is required. The development does not provide a rear lot that complies in size with Table 9.4.10.3.B. However, the footprint plan is generally consistent with the setbacks prescribed by the small lot code and AO27.1. The lot has been designed to accommodate a dwelling house and site access without any adverse impacts on the local area or adjoining properties. The subdivision retains the existing pre-1946 dwelling on the front lot, ensuring there is no change to the established streetscape and traditional character of Kent Street.

Performance outcomes	Acceptable outcomes	Response
	AO27.2 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a minimum of 16m² principle private open space with a minimum dimension of 4m. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>. Note—The development footprint does not override the Dwelling house (small lot) code other than to the extent provided for in that code. AO27.3 Development locates the development footprint plan so that no more than 6 dwelling houses in a row provide for co-located built to boundary walls. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>. AO27.4 Development where a small lot with a frontage width of less than 10m provides a development footprint plan demonstrating that any vehicle parking areas, access or driveway is in a location that: - minimises impacts to existing street trees and on-street car parking; - maximises opportunities for street tree planting and on-street car parking. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan 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>.	All built form is contained within the site and will not impact the quality of the public realm. No additional crossovers are proposed and existing street trees and on-street parking are retained. Onsite car parking is provided via a double car garage, ensuring no reliance on on-street parking. See section 7.2 of town planning report for further details.
Section C3 – Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the zone industry zones category or the Extractive industry zone		
PO28 Development provides a lot layout plan that: - facilitates the integration of industrial development with other adjacent industrial development and the transport network elements intended for industrial traffic; - minimises impacts to existing or potential incompatible land uses.	AO28.1 Development involving an industrial lot ensures vehicle access is to a road intended for industrial access, not a residential street. AO28.2 Development provides lots or easements for non-industrial uses such as private open space, environmental or stormwater management that create spatial separation between industrial lots and other incompatible land uses.	Not applicable The proposed site is not located within an industry or extractive industry zone.
PO29 Development for industrial uses that are proposed to be serviced by a railway, road freight depot, intermodal terminal, airport or seaport maximises access to these facilities.	AO29 Development provides lots that are arranged to: - provide direct frontage to a railway, road freight depot, intermodal terminal, airport or seaport loading and unloading area; - be accessed by shared access ways, over private land or public road in the site, linking to the loading and unloading areas.	Not applicable The proposed site is not located within an industry or extractive industry zone.
PO30 Development in the General industry C zone precinct of the Industry zone and the Extractive industry zone, provides lots that: - are of a size that facilitates a variety of industrial and industry compatible land uses; - are not subdivided or otherwise fragmented into unviable lot sizes.	AO30 Development on land in the General industry C zone precinct of the Industry zone and the Extractive industry zone retained in large lots in compliance with Table 9.4.10.3.B.	Not applicable The proposed site is not located within an industry or extractive industry zone.
Section C4 – Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zone category, Mixed use zone, community facilities zone or specialised centre zone		
Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.		

Performance outcomes	Acceptable outcomes	Response
PO31 Development: - facilitates the integration of centre and mixed uses with adjacent uses and features; - complements and enhances existing or proposed public spaces; - ensures minimum impact on the amenity of adjacent and nearby areas; provides for reasonable buffers between any existing or potential incompatible land uses.	AO31 No acceptable outcome is prescribed	Not applicable The proposed site is not located within a centre zone, mixed use zone, community facilities zone or specialised centre zone.
Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan		
PO32 Development provides a lot design that protects, maintains and enhances ecological features, significant vegetation, koala habitat trees and rural land values. Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy and accommodated through the approach described in the Structure planning planning scheme policy. Note—This performance outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i>.	AO32 Development identifies a development footprint plan or building envelope plan for each lot and demonstrates that lot design and layout conserves ecological features, significant vegetation, koala habitat trees and rural land values in a spatial configuration that: - consolidates and connects areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; - minimises fragmentation of areas to be conserved for biodiversity purposes by infrastructure; - does not further fragment viable rural land. Note—This acceptable outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of a development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i>.	Not applicable The proposed site is not located within the environmental management zone, rural zone or very-low density potential development area.
PO33 Development provides vehicular access that is: - available to each lot or building envelope area; - does not result in the loss of ecological features, significant vegetation and koala habitat trees. Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy.	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. Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>.	Not applicable The proposed site is not located within the environmental management zone, rural zone or very-low density potential development area.
Section D - Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots		
If dividing land into parts by an agreement that is 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: - the use of a premises being impaired or made unlawful; - dependent activities of a use becoming separated by titling; - the functioning of the relevant development approval being compromised. Note—For instance, where premises are used for any industrial use that includes an ancillary office, the office cannot be separately titled as it is dependent on the industrial use component. Note—For instance, while the reconfiguring a lot for a multiple dwelling provides individually titled units through a building form plan with a land component, the private courtyard for each unit is to be included in the title of each unit and not in the common property unless expressly required by an overlay. For example, land subject to hazard may necessitate private courtyards be within common property for maintenance purposes. Note—In some instances it is appropriate to allow for reconfiguring a lot of land by either community title or a standard format plan if a combined development application for a material change of use includes an existing building that is to be retained on the site and separately titled. Reconfiguration of an existing use does not materially change the nature of the existing approval.	AO34.1 Development ensures: - the use of premises remains lawful; - development remains in compliance with planning and building standards and development approvals.	Not applicable The proposal is not any of the above particulars.
	AO34.2 Development of premises for its intended or approved use is lawful and in compliance with planning and building standards and development approvals	Not applicable The proposal is not any of the above particulars.

Performance outcomes	Acceptable outcomes	Response
If involving a standard format lot with common property such as requiring a community management scheme under the <i>Body Corporate and Community Management Act 1997</i> Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code		
PO35 Development involving common property under the <i>Body Corporate and Community Management Act 1997</i>, provides residential lots that have an appropriate area and dimensions: a. for siting and constructing the intended building and any 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. Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.	AO35 No acceptable outcome is prescribed	Not applicable The proposal does not involve a standard format lot with common property.
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.	Not applicable The proposal does not involve a standard format lot with common property.
	AO36.2 Development involving other purposes, has internal access ways and driveways in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	

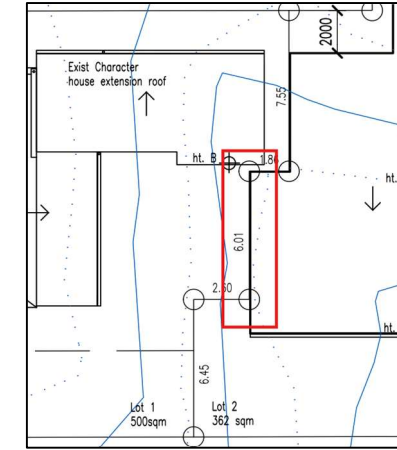
3. Dwelling house (small lot) code

Performance outcomes	Acceptable outcomes	Response
PO1 Development ensures that a building other than a dwelling house on a site: a. is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site; b. is smaller in size and scale than the dwelling house; c. has the appearance of a building ancillary to the dwelling house; d. is occupied by no more than 1 household.	AO1.1 Development comprises not more than one dwelling house and one secondary dwelling, each occupied by one household.	AO1.1 Complies One dwelling house is proposed as part of this application. No secondary dwellings are proposed.
	AO1.2 Development for a secondary dwelling is: a. a maximum of 80m² in gross floor area; b. located within 20m of the dwelling house.	AO1.2 Not Applicable One dwelling house is proposed as part of this application. No secondary dwellings are proposed.
PO2 Development is of a bulk and scale that: a. is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; b. does not create overbearing development for adjoining dwelling houses and their private open space; c. does not impact on the amenity and privacy of residents in adjoining dwelling houses; d. does not result in the loss of significant views or outlook of adjoining residents; e. provides for natural light, sunlight and breezes	AO2 Development is contained within: a. the building envelope for the site, created by applying: I. the acceptable outcome for maximum building height; II. the acceptable outcome for front, rear and side boundary setbacks; III. acceptable outcomes for built to boundary walls in so far as these determine the building envelope; or b. the approved building envelope for the site to the extent of any inconsistency with (a). Note—Refer to Figure a for examples of the building envelope for a dwelling house on a small lot. Note—The building envelope is not the developable area or building extent, but a three-dimensional envelope that limits the extent of a building in any direction. Note—This acceptable outcome can be demonstrated by preparing a building envelope plan, elevations and sections.	PO2 Complies While AO2 is not strictly met, the proposed lots remain capable of accommodating dwelling houses consistent with the established and emerging character of the locality. Reduced side boundary setbacks are proposed along the eastern boundary, including a built to boundary garage. A separation of approximately 1.1m is maintained between the proposed dwelling and the adjoining dwelling to the south. This reduced setback allows for access to natural light, ventilation and breezes. Non-habitable elements, including the garage and stairwell are located adjacent to the boundary to minimise amenity impacts, while upper-level openings are strategically positioned and incorporate screening to prevent overlooking and maintain privacy. The overall design ensures adequate access to sunlight and airflow between dwellings and does not result in adverse amenity or privacy impacts to adjoining properties.

Performance outcomes	Acceptable outcomes	Response
PO3 Development has a building height that: a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity; c. contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure b); d. may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity. Note—In interpreting PO3(b), the term ‘prevailing in the immediate vicinity’ means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	AO3 Development: a. in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low—medium density residential zone, 2 or 3 storey mix zone precinct of the Low—medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 7.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 9.5m above ground level and: i. 2 storeys; or ii. 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or b. is located within an approved building envelope for the site to the extent of any inconsistency with (a). Note—The lowest point forming part of the maximum building height identified in AO3 being 7.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code. Editor’s note—For the purposes of determining compliance with AO3 reference is to be made to section 1.7.7. Editor’s note—For example, the point at which the maximum building height of 7.5m above ground (as provided by AO3) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 7.5m above ground is measured from would remain 1m. Editor’s note—In interpretation of what maximum building height is provided for by AO3, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO3, whichever is the lesser is the maximum building height.	AO3 Complies The proposed dwelling height ranges from 5.6m to 6.9m and 2 storeys. The dwelling does not overshadow neighbouring lots and remains consistent with surrounding dwellings.

Performance outcomes	Acceptable outcomes	Response
PO4 Development has a building height that: a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity. Note—In interpreting PO4(b), the term ‘prevailing in the immediate vicinity’ means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	AO4 Development: a. in the Up to 3 storeys zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 9.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 11.5m above ground level and: I. 3 storeys; or II. 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or b. is located within an approved building envelope for the site to the extent of any inconsistency with (a). Note—The lowest point forming part of the maximum building height identified in AO4 being 9.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code. Editor’s note—For the purposes of determining compliance with AO4 reference is to be made to section 1.7.7. Editor’s note—For example, the point at which the maximum building height of 9.5m above ground (as provided by AO4) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 9.5m above ground is measured from would remain 1m. Editor’s note—In interpretation of what maximum building height is provided for by AO4, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO4, whichever is the lesser is the maximum building height.	AO4 Complies The subject site is located within the Character Residential Zone and the height is below the maximum building height of 11.5m above ground. The development will be 5.6m to 6.9m and 2 storeys.

Performance outcomes	Acceptable outcomes	Response
PO5 Development provides a front boundary setback that is consistent with and complements the front boundary setbacks prevailing in the street and local area.	AO5 Development results in a minimum street frontage setback that is: a. on the primary street frontage: I. 6m where all adjoining dwelling houses have a setback of 6m or more; or II. the same as the least setback, but not less than 3m, of an adjoining dwelling house where that dwelling house has a setback less than 6m; or III. 3m where there is no adjoining dwelling house; b. on a secondary street frontage: I. 1.5m; or II. 0m for non-habitable spaces up to 3m building height where the secondary street frontage is opposite to the primary street frontage and the road reserve of the secondary street frontage is 8m or less wide and a minor road; c. in addition to either (a) where the setback is less than 5.5m or (b)(i) above, a minimum of 5.5m street frontage setback for garages; or d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c). Editor's note—For the purposes of determining compliance with AO5 reference is to be made to section 1.7.6.	AO5 Not applicable The proposed new dwelling is not street facing and is located on the rear lot behind an existing dwelling.

Performance outcomes	Acceptable outcomes	Response
PO6 Development provides side boundary setbacks that: e. does not impact on the amenity and privacy of residents in adjoining dwelling houses;provides for natural light, sunlight and breezes.	AO6 Development results in a minimum side boundary setback that is: 1m for habitable spaces; or 0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of: 15m, where located in the Low—medium density residential zone, Medium density residential zone or High density residential zone; or 9m, where in the Low density residential zone or the Character residential zone; or 0m where: - matching the extent of an existing built to boundary wall on the adjoining property; or - the adjoining property is 300m² or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone; or - on a lot with an average width of 7.5m or less where the adjoining property is 300m² or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone and the adjoining property has no existing built to the boundary wall; or - on a lot with an average width of more than 7.5m in the Low density residential zone or the Infill housing zone precinct of the Character residential zone where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m; or - located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c). Note—AO6(c)(ii) and (iii) apply to the development of a dwelling house at the same time as an adjoining dwelling house or adjoining dwelling houses developed at separate times. Editor's note—For the purposes of determining compliance with AO6 reference is to be made to section 1.7.6. Editor's note—For the purpose of satisfying AO6(c)(iv), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance	PO6 Complies The dwelling house does not comply with AO6 as it cannot achieve the minimum side boundary setback. The dwelling proposes a built to boundary setback seen below:  Despite this the dwelling house can achieve the relevant performance outcomes for the side boundary setback as follows: - The garage complies with B (ii) - Stairs and bedrooms above the garage. The stairs will have minimal impacts as there are no windows on the eastern side incorporated in bedroom 2 and the staircase. This minimises the opportunities for overlooking into the adjoining dwelling. - There is a 1.16m setback from the staircase to the existing dwelling. This would be sufficient to allow for the dwelling to have access to sunlight and breezes. - An aerial assessment of the neighbouring eastern property shows a substantial area of open space directly adjoining the setback area. This can be seen in the figure below:  - The additional space provides a reduced perception of bulk. - A separation of approximately 1.1m is achieved, which allows light, ventilation and spatial relief between buildings. Refer to section 7.4 of the planning report for further information.

Performance outcomes	Acceptable outcomes	Response
PO7 Development provides a rear boundary setback that: a. provides for open space and landscaping; b. does not impact on the amenity and privacy of residents in adjoining dwelling houses; provides for natural light, sunlight and breezes.	AO7 Development results in a minimum rear boundary setback that is: a. 6m, where on a lot with an average depth of more than 25m; or b. on a lot with an average depth of 25m or less: a. 3m, for a part of a building or structure up to 4.5m high; b. 4.5m, for a part of a building or structure over 4.5m high. c. located within an approved building envelope for the site to the extent of any inconsistency with (a) or (b). Editor's note—For the purposes of determining compliance with AO7 reference is to be made to section 1.7.6.	AO7 Not applicable The proposed development is a rear lot and does not have a rear boundary.
PO8 Development provides an even distribution of open space and building footprint, to facilitate a balance of indoor and outdoor recreation and adequate private open space.	AO8 Development results in a maximum site cover of: a. 50% where the lot is 400m² or more; or b. 60% where the lot is 300m² or more and less than 400m²; or c. 70% where the lot is 200m² or more and less than 300m²; or d. 80% where the lot is less than 200m². Editor's note—For the purposes of determining compliance with AO8 reference is to be made to section 1.7.6.	AO8 Complies The lot is 362m ² which falls under 60% maximum site cover. The proposed dwelling has a total site cover: • Excluding pool terrace – 42% • Including pool terrace – 49%
PO9 Development involving any built to boundary wall does not impact on the amenity or privacy of residents or adjoining residents.	AO9.1 Development ensures that a built to boundary wall is: a. for non-habitable rooms or spaces only where the adjoining lot is more than 300m²; b. not located within 1m of a window of a habitable room in an adjoining dwelling house; c. not located within the front or rear boundary setbacks; d. low maintenance and constructed of pre-finished materials. Refer to Figure c and Figure d. Note—Built to boundary walls are distinct from side setbacks. Reduced setbacks for dwelling houses on small lots may be used for habitable space as provided under AO6.	PO9.1 Complies A performance outcome is required. The proposed development includes a built-to-boundary wall with habitable space on the upper level. However, the development aligns with the intent of PO9 by the following: • The ground floor complies with AO9.1 as it is non habitable space (Garage). • The wall is not located within 1 metre of any habitable room window of the adjoining dwelling. ensuring no unreasonable impact to adjoining amenity. • No windows or openings are provided within the built to boundary wall, preventing overlooking and protecting privacy. • The wall will be constructed of low-maintenance, pre-finished materials. Accordingly, the development achieves the intent of PO9 by ensuring the built-to-boundary wall does not adversely impact the amenity or privacy of adjoining residents. Refer to section 7 in the town planning report for more information.
	AO9.2 Development does not include any built to boundary walls in the Character zone precinct of the Character residential zone other than: a. matching the extent of an existing built to boundary wall on adjoining premises; or b. on a lot with an average width of more than 7.5m where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m. Editor's note — For the purposes of satisfying AO9.2(b), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	AO9.2 Not Applicable The proposed development is within infill precinct of the Character residential zone.

Performance outcomes	Acceptable outcomes	Response
PO10 Development results in building length and bulk of a domestic scale which minimises overbearing for adjoining dwelling houses and their private open space	AO10 Development results in a combined total length of the building or building components of a dwelling house, secondary dwelling and domestic outbuilding that does not exceed 25m. Note—Building length includes garages, decks, balconies, verandahs and other projections and excludes eaves, sunhoods and other building work that comprise prescribed accepted development.	AO10 Complies The proposed dwelling does not exceed 25m.
PO11 Development ensures that a dwelling house is orientated to the street to facilitate casual surveillance of the street and provide visual interest. Note—This performance outcome is not applicable for a rear lot.	AO11 Development results in the dwelling house having windows to habitable rooms or balconies on the facades facing the street. Note—This acceptable outcome is not applicable for a rear lot.	AO11 Not Applicable This dwelling is proposed on a rear lot that does not have frontage.
PO12 Development ensures that vehicle access and parking is accommodated on site with: a. vehicle access of an appropriate grade and width to facilitate safe property access; b. a driveway crossover width that does not visually dominate the appearance of the dwelling house when viewed from the street; c. an appropriate number of car parking spaces for the scale of the dwelling house and the normal activities of a household.	AO12.1 Development provides a minimum number of on-site car parking spaces comprising: a. 1 car parking space for the dwelling house; b. 1 car parking space for any secondary dwelling on the same site; c. where a garage is provided, 1 car parking space forward of the garage other than a garage located on a secondary street frontage. Editor's note—Compliance with AO12.1(c) does not have the effect of reducing a street frontage setback less than identified in AO5 but may require a greater setback to the extent of the parking space.	AO12.1 Complies The proposed dwelling provides a double garage with space in front that allows for turning and parking.
	AO12.2 Development provides vehicular crossings that: a. have a maximum crossover width of 4m (excluding apron tapers); b. comply with standard drawing BSD-2022 or BSD-2021 for a rear lot; c. comply with standard drawing BSD-2024 (where 3.75m footpath width) or BSD-2025 (where 4.25m footpath width).	AO12.2 Complies The driveway for this proposed dwelling is an extension to an existing driveway in the form of an access easement.
PO13 Development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.	AO13.1 Development of a lot with any street frontage of: a. 7.5m or less has a maximum of 3.5m wide single-width car accommodation only; or b. more than 7.5m has up to double-width car accommodation. Editor's note—Double-width car accommodation is of sufficient width to accommodate two cars side by side; otherwise the car accommodation is single-width car accommodation.	AO13.1 Not Applicable The proposed development does not have any street frontage.
	AO13.2 Development involving tandem car parking is constructed in accordance with Figure e.	AO13.2 Not Applicable The proposed development does not have any street frontage.

Performance outcomes	Acceptable outcomes	Response
	AO13.3 Development involving double-width car parking is: a. 6m maximum door width for a garage or total width where a carport or combination of both; or b. may have a door on the front of a carport; c. for a garage where not built to the side boundary, the garage door is recessed from the street frontage of the building at least 1m beneath the: i. upper storey, balcony or verandah of a 2 or more storey building; or ii. eave of a single-storey building; d. for a garage built to the side boundary, is not recessed for the part of the garage between the building and the side boundary. Note—AO13.3(c) applies to the extent of the garage door only and does not include features such as posts that support the upper storey, balcony or verandah. Editor's note—AO13.3(d) overrides the provisions of AO13.3(c) to the extent that the garage element extends towards a side boundary beyond the balance of the building. For example, a 3m wide garage built to a side boundary would not need to be recessed in accordance with AO13.3(c) where the balance of the building was setback 3m or more from the same side boundary.	AO13.3 Not Applicable The proposed development does not have any street frontage.
	AO13.4 Development involving car accommodation constrained by a steeply sloping site (a slope of 1 in 4 or greater between the front boundary and building setback): a. may have a double-car carport or garage with a maximum internal width of 6m (excluding eaves) that may be constructed closer to the road alignment than the house; b. may include a crossover for the full width of the car accommodation. Refer to Figure f. Note—This acceptable outcome supersedes the street frontage setback requirements in AO5	AO13.4 Not Applicable The proposed development does not have any street frontage.
PO14 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.	AO14.1 Development that is within 2m for the storey closest to the ground level or 9m for storeys above, of a neighbouring dwelling house (refer to Figure g) incorporates windows, decks, balconies, terraces or roof decks that: a. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h; or b. where a window, have: I. sill heights of 1.5m above the floor level of that storey; or II. are covered by fixed obscure glazing in any part of the window below 1.5m above floor level of that storey; or III. have fixed external screens; or IV. where at the ground storey, fencing to a height of 1.5m above ground storey floor level; c. where a deck, balcony, terrace, or roof deck have fixed screening.	PO14 Complies Performance outcome required as elements of the building are located within close proximity to the adjoining dwelling. A building separation of approximately 1.1m is provided between the proposed dwelling and the adjoining dwelling. While this represents a close interface, the design outcomes ensure no adverse amenity or privacy impacts through the absence of openings. Also, the incorporation of screening and placement of non-habitable elements at ground level. Refer to section 7 of the town planning report for further information.

Performance outcomes	Acceptable outcomes	Response
	AO14.2 Development ensures that a roof deck or viewing platform: a. is set back at least 1.5m from the side boundary; b. has a floor level no more than 7m above ground level or 1.5m less than the height of the roof, whichever is less.	AO14.2 Not applicable Development does not have a roof deck or viewing platform.
	AO14.3 Development incorporates screening devices that are: a. solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure i and Figure j); b. offset a minimum of 0.3m from the face of the wall around any window. Note—Screening devices may be hinged to facilitate emergency egress only.	AO14.3 Complies Screening devices are incorporated into the upper-level openings facing the adjoining property in the form of fixed external screens, consistent, refer to architectural plans.
PO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property. Note—The Queensland Development Code outlines requirements for surface and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface or roof-water drainage connection is not required through an adjoining property	AO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection.	AO15 Complies The proposed dwelling requires
If for single-storey adaptable housing constructed to include the adaptable housing elements listed in Table 9.3.8.3.B		
PO16 Development ensures that housing is able to be readily adapted to a resident's changing life-cycle needs.	AO16 Development for a dwelling house or secondary dwelling, including associated external areas, is constructed in accordance with Table 9.3.8.3.B.	AO16 Not applicable Development is not a adaptable house.
PO17 Development minimises the impacts of a dwelling house on adjoining dwelling houses and their associated private open space by: a. maintaining access to sunlight, daylight and privacy; b. ensuring building size and bulk does not create overbearing development for adjoining dwelling houses and their private open space.	AO17.1 Development: a. has a maximum wall height of 4.5m above ground level; b. is no more than 1 storey above ground level; c. has a minimum street frontage setback of 3m excluding uncovered stairs and ramps; d. complies with setbacks specified in AO6 and AO7. Editor's note—For the purposes of determining compliance with AO17.1 reference is to be made to section 1.7.6.	AO17.1 Not applicable Development is not a adaptable house.
	AO17.2 Development of a dwelling house contains a minimum of one single car garage with a minimum width of 4m	AO17.2 Not applicable Development is not a adaptable house.

4. Traditional Building Character Code

Performance outcomes	Acceptable outcomes	Response
If in the Low-medium density residential zone or the Character residential zone, where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short-term accommodation, where not in the Local character significance sub-category		
PO1 Development retains buildings constructed in 1946 or earlier in its original setting and complements nearby buildings in the street built in 1946 or earlier.	AO1.1 Development ensures that any building constructed in 1946 or earlier which is retained is sited at the front of the site at the street frontage.	AO1.1 Complies The existing pre-1946 dwelling is retained and remains sited at the front of the site, addressing the street frontage. The proposed works to the dwelling are limited to a minor extension, including the enclosure of an existing area to provide a ground-level laundry. This extension does not alter the siting, presentation or streetscape role of the character dwelling.
	AO1.2 Development for a building which is not on a rear lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest residential buildings constructed in 1946 or earlier fronting the same street. Note—Additional buildings by way of infill development may be set further back on this site, subject to meeting other code requirements. Where the site contains a building constructed in 1946 or earlier, it should be retained at the front of the site and any new infill placed behind/beside. Sliding a building constructed in 1946 or earlier back with infill at the front of the site is not consistent with desired traditional setting outcomes.	AO1.2 Not applicable The development is for a dwelling on a proposed rear lot.
PO2 Development for a garage does not dominate the street frontage or gardens and complements the traditional setting of residential buildings constructed in 1946 or earlier nearby in the street.	AO2.1 Development for a garage is set back from any road alignment in a position similar to garages located on sites of dwelling houses constructed in 1946 or earlier located nearby in the street.	AO2.1 Complies There are no proposed changes to the current garage and the proposed garage for the second lot will not be visible to the frontage.
	AO2.2 Development for a garage is integrated into any dwelling house such that it does not dominate the composition of the house or dominate the streetscape. Refer to Figure a. Note—Not applicable to a dwelling house on a rear lot.	AO2.2 Complies The proposed garage for the second lot will not be visible to the frontage.
PO3 Development has a building form and bulk which complements the predominant traditional scale of a dwelling house constructed in 1946 or earlier nearby in the street.	AO3 Development for a new building or an extension to an existing building uses breaks in form to present as small components similar in scale to that of existing dwelling houses constructed in 1946 or earlier nearby in the street. Refer to Figure b.	AO3 Complies The proposed dwelling will be located behind the 1946 dwelling and will not be visible from the street
PO4 Development has a building form which complements the traditional building form and traditional elements, detailing and materials of a residential building constructed in 1946 or earlier nearby in the street.	AO4.1 Development includes a solid core with attached or integrated lightweight verandah or balcony structure addressing the street.	AO4.1 Not Applicable The proposed development does not have street frontage
	AO4.2 Development ensures that different floor levels are distinguished in the streetscape through the expression of external elements on the upper and lower levels.	AO4.2 Not Applicable The proposed development does not have street frontage
	AO4.3 Development for a building which is located at the front of the site, provides habitable space, verandahs and windows that are orientated towards the street. Refer to Figure c.	AO4.3 Not Applicable The proposed development does not have street frontage
	AO4.4	AO4.4 Complies The proposed dwellings ground floor does not project forward of the upper level.

	Development for a dwelling house does not provide for the ground storey to project forward of the upper floor verandah or balcony structure.	
PO5 Development provides external elements and detailing which: a. reflect traditional elements and detailing and materials; b. reduce building bulk; c. form a transition with the external landscape.	A05 Development provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels which: a. reflect those of dwelling houses constructed in 1946 or earlier nearby in the street; b. are sufficient to cast shadows; c. provide three-dimensional effects. Refer to Figure d.	PO5 Complies A performance outcome is required as the design for the proposed dwelling differs slightly from a traditional pre 1946 dwelling. The proposed development incorporates external elements and detailing that are consistent with the intent of traditional building character while reducing perceived bulk. The use of materials and finishes is consistent with a residential outcome and complements the established character of the existing pre-1946 dwelling. The new dwelling is located to the rear of the site and is not visible from the street frontage due to the retained character house and the falling topography of the site. Accordingly, the development achieves the intent of PO5.
PO6 Development uses: a. materials which reflect the traditional materials used predominantly in residential buildings constructed in 1946 or earlier nearby in the street; b. external materials which reflect the architectural themes of residential buildings constructed in 1946 or earlier, reduce building bulk and form a transition with the external landscape.	A06.1 Development uses traditional materials consistent with the predominant traditional materials of the dwelling houses constructed in 1946 or earlier fronting the same street. A06.2 Development uses roof materials similar to the roof materials on dwelling houses constructed in 1946 or earlier nearby in the street. A06.3 Development ensures that: a. for dwelling houses lightweight materials predominate; b. if masonry is used, it is rendered or painted and used in conjunction with other more lightweight materials, in order to define the upper and lower levels.	Complies A06.1 – A06.3 The new dwelling will incorporate traditional materials including (but not limited to) rendered or bagged painted masonry walls (lower level and built to boundary walls) and chamferboard/weatherboard cladding painted for walls (horizontal lines), Either metal siding with wide pans or battened sheet cladding, painted (vertical lines) cantilevered painted aluminium awnings, metal roof cladding.
PO7 Development provides roof forms which complement traditional roof styles of residential buildings constructed in 1946 or earlier that are located nearby in the street in terms of roof pitch and proportion.	A07.1 Development provides roof forms which are one or more of a combination of pyramids, hips or gables of similar pitch and proportions to those of dwelling houses constructed in 1946 or earlier nearby in the street. A07.2 Development includes eaves that are of similar proportions to eaves on dwelling houses constructed in 1946 or earlier nearby in the street.	PO7 Complies The proposed development does not comply with A07.1 as the roof form is not a traditional style roof. Although, the new dwelling will not affect character of neighbourhood as development is not viewed from street, the slope falls from street frontage to the back where the subject site is. Only the existing traditional character house will be able to be viewed from the street.
Additional performance outcomes and acceptable outcomes if in the Character residential zone where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short term accommodation, where not in the Local character significance sub-category		
PO8 Development has a building height and bulk which reinforces the natural topography and complements the predominant 'traditional scale' of residential buildings constructed in 1946 or earlier nearby in the street.	A08 Development, if in a sloping street where the rhythm of the stepping levels and eaves is characteristic of the streetscape created by dwelling houses constructed in 1946 or earlier, has a building height and roof and eave levels that continue the rhythm and maintain that stepping. Refer to Figure e.	A08 Complies Streetscape remains unchanged.

Additional performance outcomes and acceptable outcomes in the Latrobe and Given Terraces neighbourhood plan area		
PO9 Development ensures that: a. low-set houses remain of a low-set appearance; b. if raising a building, the height increase does not alter the overall effect of the floor area to the street level.	AO9 Development maintains the height relationship of an existing floor area to street level.	Not applicable The subject site is not located within this Neighbourhood plan area
PO10 Development for a building is designed with appropriate detailing for the period of the building.	AO10.1 Development ensures that a verandah incorporates historically appropriate detailing for the period of the building. Editor's note—A good example is located at 212 Given Terrace.	Not applicable The subject site is not located within this Neighbourhood plan area
	AO10.2 Development does not replace suspended awnings typical from the 1920s onwards with post-supported awnings.	Not applicable The subject site is not located within this Neighbourhood plan area
Additional performance outcomes and acceptable outcomes if a pre-1911 building where in the Latrobe and Given Terraces neighbourhood plan area		
PO11 Development involving an alteration or addition conserves the traditional building character and does not obscure or is not otherwise insensitive to the traditional building fabric.	AO11.1 Development involving an alteration or extension is located: a. at the rear of the premises; or b. on the street frontage only if set further back than the existing building line or is separated from the traditional building fabric by a significant recession in the wall and roof planes.	Not applicable The subject site is not located within this Neighbourhood plan area
	AO11.2 Development ensures that traditional construction materials and methods are retained in any existing traditional building fabric and used to reinstate the original components that have been removed and that are proposed to be replaced.	Not applicable The subject site is not located within this Neighbourhood plan area
Additional performance outcomes and acceptable outcomes if in the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct		
PO12 Development ensures that: a. the traditional backyard pattern and character of the area is maintained, with a proportion of the site set aside for open space rather than built structures; b. the subtropical nature of the area is enhanced, with building bulk limited to allow for the flow of breezes and for sunlight into open space and living areas; c. private open space is of a suitable size and proportion to cater for the active recreation needs of residents of all age groups, and provides space for service functions such as clothes drying; d. rear boundary setbacks provide sufficient clearance to enable useable private open space; e. the site design allows for the retention of large trees and provides substantial areas for landscaping consistent with the established traditional landscape character of the area	AO12.1 Development has a minimum area of private open space: a. of 100m² or 30% of the site, whichever is the greater; b. with a minimum dimension of 3m.	Not applicable The subject site is not located within this Neighbourhood plan area
	AO12.2 Development has a minimum rear boundary setback of 6m.	Not applicable The subject site is not located within this Neighbourhood plan area
	AO12.3 Development ensures that: a. mature trees in backyard areas are retained; b. a minimum of 1 tree capable of growing to a height of over 4m is provided for every 7m of the average lot width.	Not applicable The subject site is not located within this Neighbourhood plan area
	AO12.4 Development is designed to integrate the retention of existing trees within the front setback.	Not applicable The subject site is not located within this Neighbourhood plan area
PO13 Development involving an extension or addition to a dwelling house constructed in 1946 or earlier: a. does not compromise the traditional character of the house; retains the original roof form of the dwelling house constructed in 1946 or earlier as viewed from the street and does not dominate the original roof form.	AO13 Development involving an extension or addition is: a. not located in front of the existing dwelling house constructed in 1946 or earlier or otherwise obscure its visibility from its street frontage; b. smaller in scale and bulk than the existing character building; c. in the form of a pavilion with a separate roof form and an enclosed link to the original house. Refer to Figure f.	Not applicable The subject site is not located within this Neighbourhood plan area

PO14 Development involving building-in underneath a dwelling house constructed in 1946 or earlier: a. retains the original form and features of the dwelling house; b. recesses the lower level street elevation behind the upper level of the street elevation.	AO14.1 Development has a maximum building height of 2 storeys	Not applicable The subject site is not located within this Neighbourhood plan area
	AO14.2 Development involving building-in underneath a dwelling house constructed in 1946 or earlier, ensures the lower facade: a. incorporates a batten frieze to minimise the visual impact of new built-in areas underneath; b. is set back for the full depth of all open or enclosed verandahs on the upper level above, in line with the original external wall; c. is set back 1m from the upper level of the front exterior wall if there is no verandah, where visible from the street.	Not applicable The subject site is not located within this Neighbourhood plan area
	AO14.3 Development uses changes or recesses in materials to define the upper and lower levels and sections of the building to visually reduce bulk. Refer to Figure g.	Not applicable The subject site is not located within this Neighbourhood plan area
	AO14.4 Development for a dwelling house provides access to the first floor by external stairs on the front elevation.	
PO15 Development for a new infill building is consistent with the scale of a dwelling house constructed in 1946 or earlier in the street.	AO15 Development has a maximum building height of 2 storeys.	Not applicable The subject site is not located within this Neighbourhood plan area
PO16 Development for a car parking structure and an associated area does not dominate the appearance or landscape setting of the house when viewed from the street. Refer to Figure a and Figure h.	AO16.1 Development for a car parking structure which is: a. located forward of the front facade of the dwelling house is a single carport that is limited to a maximum width of 3.5m with no garage doors; b. a double-car width car parking structure, whether located at the side or underneath the house, is: I. a maximum total width of 6m; II. if there is no verandah, recessed a minimum of 1m behind the front facade of the house; III. if there is a verandah, either open or enclosed, is recessed for the full depth of any of the verandah, in line with the original external wall above.	Not applicable The subject site is not located within this Neighbourhood plan area
	AO16.2 Development involving a driveway or parking area: a. uses a minimum of 50% permeable surfaces such as car tracks, sleepers, pavers and gravel interspersed with soft landscaping; b. does not use large expanses of bitumen and concrete.	Not applicable The subject site is not located within this Neighbourhood plan area
	AO16.3 Development ensures that the maximum driveway crossover width is 3.5m	Not applicable The subject site is not located within this Neighbourhood plan area
PO17 Development involving a fence which is visible from the street is low and transparent and complements traditional fencing styles in the area	AO17 Development involving front and return side fences forward of the building are: a. a maximum height of 1.2m; b. of a timber paling or wire construction that complements the traditional character of the streetscape; c. at least 20% transparent.	Not applicable The subject site is not located within this Neighbourhood plan area
Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category		
PO18 The design of new residential development complements the traditional building character of the area.	AO18.1 Development uses traditional materials consistent with the predominant traditional materials of residential buildings constructed in 1946 or earlier, nearby in the street.	Not applicable The subject site is not identified within the Local character significance sub-category

	AO18.2 The design of new residential buildings reflects, but need not replicate, the character elements of existing dwelling houses constructed in 1946 or earlier, nearby in the street.	Not applicable The subject site is not identified within the Local character significance sub-category
PO19 Development for a garage does not dominate the appearance or landscape setting of the dwelling house when viewed from the street	AO19 Development for a garage where located forward of the front facade of a dwelling house consists of a carport with a maximum width of 3.5m and: a. is open on all sides; b. has no gates or roller doors; c. has a roof line which complements and enhances the traditional character of the dwelling house and the streetscape; d. has a maximum driveway crossover width of 3.5m.	Not applicable The subject site is not identified within the Local character significance sub-category
PO20 Development involving a fence does not dominate views from the street and complements traditional fencing styles in the area.	AO20 Development involving a front and return side fence forward of the main building is: a. a maximum height of 1.2m; b. constructed of materials which complement the period and style of the main building; c. at least 50% transparent.	Not applicable The subject site is not identified within the Local character significance sub-category
Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category where on a site containing a residential building constructed in 1946 or earlier		
PO21 Development involving an extension or addition to a residential building constructed in 1946 or earlier: a. does not compromise the traditional building character of the building; b. retains the original roof form of the building constructed in 1946 or earlier as viewed from the street and does not dominate the original roof form	AO21.1 Development involving an extension or addition to a residential building: a. is not located in front of the existing building constructed in 1946 or earlier or otherwise obscure its visibility from its street frontage; b. is smaller in scale and bulk than the existing building; c. comprises roof forms of similar pitch and proportions to those dwelling houses constructed in 1946 or earlier nearby.	Not applicable The subject site is not identified within the Local character significance sub-category
	AO21.2 Development retains open verandahs that face the street.	
PO22 Development involving building-in underneath a residential building constructed in 1946 or earlier: a. is consistent with the scale, form and height of nearby dwelling houses constructed in 1946 or earlier or the predominant scale, form, height and rhythm of dwelling houses constructed in 1946 or earlier in the street; b. recesses new ground storey enclosures in line with the main building core.	AO22 Development involving building-in underneath a residential building constructed in 1946 or earlier: a. is set back either: I. for the full depth of all open or enclosed verandahs on the upper level above, in line with the original external wall; or II. 1m from the upper level of the front exterior wall where there is no verandah; b. is screened with a vertical batten frieze to minimise the visual impact of new built-in areas underneath; c. uses timber or concrete stumps on those areas of the house that are visible from the street.	Not applicable The subject site is not identified within the Local character significance sub-category

5. Critical Infrastructure and movement network Overlay

Performance outcomes	Acceptable outcomes	Response
Access to air service, detention facilities, emergency services, hospital, port service or residential care facility		
PO1 Development ensures that air service, detention facilities, emergency services, hospital, port service and residential care facilities maintain essential functions and retain transport connections necessary for their function during a natural disaster event.	AO1 Development for air service, detention facilities, emergency services, hospital, port service or residential care facilities: a. has direct vehicular access to a critical route or an interim critical route; or b. has a hazard-free route (up to and including a 0.05% AEP (2000 year ARI) flood event) to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or d. where the development cannot access a critical route or an interim critical route during a natural disaster event, the development: l. demonstrates that it services a local/district catchment and can continue to service and access that catchment during a natural disaster event; includes a business continuity plan for the operation of the use or throughout the natural disaster event.	AO1 Not applicable The proposed development is not for the listed uses.
Access to telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation		
PO2 Development ensures that a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation which support a disaster response activity retains necessary access during a natural disaster event to ensure its continued operation	AO2 Development for a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation: a. has direct vehicular access to a critical route or an interim critical route; or b. has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or d. has been designed to operate in all flood events without human intervention.	AO2 Not applicable The proposed development is not for the listed uses.
Access by emergency services to medium impact industry, high impact industry or special industry		
PO3 Development for medium impact industry, high impact industry and special industry achieves appropriate access and egress for personnel and emergency services during a natural disaster event.	AO3 Development for medium impact industry, high impact industry or special industry: a. has direct vehicular access a critical route or an interim critical route; or b. has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event.	AO3 Not applicable The proposed development is not for the listed uses.

6. Airport Environs Overlay

Performance outcomes	Acceptable outcomes	Response
Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories		
General		
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	AO1 Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.	AO1 Complies The proposed development does not create the hazards listed.
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.	AO2 Development does not emit into the OLS or height restriction zone: a. a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; b. smoke, dust, ash, steam or other airborne particulate.	AO2 Complies The proposed development does not emit into the OLS or height restriction zone.
Additional performance outcomes and acceptable outcomes if involving air service		
PO3 Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	AO3 Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	AO3 Complies The proposed use will not create a hazard to airport operations.
Section B—If in the Bird and bat strike zone sub-categories		
PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	AO4.1 Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats.	AO4.1 Not applicable The proposed development is for a dwelling house and will not attract birds and bats
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	AO4.2 Not applicable The proposed development does not involve large open bodies of water
Section C—If in the Public safety area sub-categories		
PO5 Development does not expose or increase the risk to public safety.	AO5.1 Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.	AO5.1 Not applicable The subject site is not located within this sub-category
	AO5.2 Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	AO5.2 Not applicable The subject site is not located within this sub-category
Section D—If in the Light intensity sub-categories		
PO6 Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	AO6.1 Development ensures that outdoor lighting: a. does not imitate the format of approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length;	AO6.1 Not applicable The subject site is not located within this sub-category

	b. does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories. Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator.	
	AO6.2 Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve: a. coloured flashing or sodium lighting; or b. glare or upward shining lights; or c. flare plumes.	AO6.2 Not applicable The subject site is not located within this sub-category
Section E—If in the Aviation facilities sub-categories		
PO7 Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility. Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.	AO7 Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that: a. transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or b. contains a reflective surface that will interfere with the functioning of the aviation facility. Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. The SPP guidance: Strategic airports and aviation facilities identifies development likely to impact certain aviation facilities	AO7 Not applicable The subject site is not located within this sub-category
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories		
PO8 Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in Table 8.2.2.3.B. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO8.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation located in the ANEF 20-25 sub-category: a. provides external windows and doors which are acoustically rated to a minimum of Rw 30; b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; c. ensures that external walls are acoustically rated to a minimum of Rw 50	AO8.1 Not applicable The subject site is not located within this sub-category
	AO8.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park located in the ANEF 25-30 sub-category: a. provides external windows and doors which are acoustically rated to a minimum of Rw 30; b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; c. ensures that external walls are acoustically rated to a minimum of Rw 50.	AO8.2 Not applicable The subject site is not located within this sub-category
	AO8.3 Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	AO8.3 Not applicable The subject site is not located within this sub-category
	AO8.4 No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.	AO8.4 Not applicable The subject site is not located within this sub-category

	A08.5 Development for a use not identified in A08.1, A08.2, A08.3 or A08.4 is not located in the ANEF 40-45 sub-category.	A08.5 Not applicable The subject site is not located within this sub-category
P09 Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.	A09.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	A09.1 Not applicable The subject site is not located within this sub-category
	A09.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	A09.2 Not applicable The subject site is not located within this sub-category

7.Flood Overlay

Performance outcomes	Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including any secondary dwelling Note—Development for a dwelling house does not require assessment against any other sections of this code.		
P01 Development involving any habitable or non-habitable part of a dwelling house, including any secondary dwelling, is located and designed to: a. minimise the risk to people from flood hazard; b. achieve acceptable flood immunity; c. minimise property impacts from a flood event up to and including the defined flood event; d. minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event up to and including the defined flood event.	AO1.1 Development for a dwelling house including any secondary dwelling: a. is not located in the Brisbane River flood planning area 1, 2a or 2b sub-categories or the Creek/waterway flood planning area 1 or 2 sub-categories; or b. is only located in these sub-categories, if a Registered Professional Engineer Queensland certifies that the dwelling house and any secondary dwelling are structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the defined flood event.	AO1.1 Complies The subject site is not located within the Brisbane River flood planning area 1, 2a or 2b sub categories or the Creek/waterway flood planning area 1 or 2 sub-categories.
	AO1.2 Development for a dwelling house and any secondary dwelling complies with the minimum flood planning levels in Table 8.2.11.3.B. Note—If located in an area that has no flood level information available from the Council such as an overland flow path, a Registered Professional Engineer of Queensland with expertise in undertaking flood studies is to certify that the flood level and development levels for the dwelling house and any secondary dwelling achieve the required flood planning levels in Table 8.2.11.3.B.	AO1.2 Complies The development complies with the minimum flood planning levels identified within Table 8.2.11.3.B. Refer to Attachment B for the engineering report.
	AO1.3 Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.E. Editor's note—For creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. Note—The Flood planning scheme policy provides guidance on undercroft design.	AO1.3 Complies The proposed dwelling does not involve building under croft.
P02 Development within the Creek/waterway flood planning area sub-categories or Overland flow flood planning area sub-category: a. maintains the conveyance of flood waters to allow flow and debris to pass predominantly unimpeded through the site; b. does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; c. will not result in a material increase in flood levels or flood hazard on upstream, downstream or adjacent properties.	AO2 Development: a. is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland flow flood planning area sub-category; or b. provides an open undercroft area from natural ground level to habitable floor level for any area inundated by the defined flood event; or Note—This undercroft area is not suitable for providing non-habitable rooms, secure storage of valuables, or future enclosing for storage or car parking. The clear area may include structural elements such as columns and floor substructure. The Flood planning scheme policy provides guidance on undercroft design. Editor's note—An open undercroft design may be achieved through a 'valance' treatment around the perimeter of an otherwise internally clear undercroft. Editor's note—For Creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. c. a flood study from a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that the development in the Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties. Note—Flood studies demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy and ensure that where an undercroft is required to manage flood impacts it complies with Table 8.2.11.3.E.	AO2 Complies The proposed development is located within creek/waterway planning area 4 & 5.

Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house or reconfiguring a lot		
Note—If development that is accepted development subject to compliance with identified requirements complies with the acceptable outcomes of this part, no further assessment against this code is required.		
PO3 Development: a. is compatible with flood hazard in a defined flood event; b. minimises the risk to people from flood hazard; c. does not reduce the ability of evacuation resources including emergency services to access and evacuate the site in a flood emergency, with consideration to the scale of the development; d. minimises impacts on property from flooding; e. minimises disruption to residents, business or site operations and recovery time due to flooding; f. minimises the need to rebuild structures after a flood event greater than the defined flood event. Note—Where Table 8.2.11.3.C identifies that a flood risk assessment is required, compliance with this performance outcome can be achieved by submitting a flood risk assessment, which may be included within a flood study, addressing the criteria within this performance solution. Preparing flood risk assessments and flood studies is required to be in accordance with the Flood planning scheme policy. Note—An emergency management plan prepared in accordance with the Flood planning scheme policy, which sets out procedures for evacuation due to flooding may be used to demonstrate compliance with this performance outcome.	AO3 Development for a material change of use is identified in Table 8.2.11.3.C as compatible with the flood hazard in the relevant flood planning area.	AO3 Not applicable The proposed development is for a dwelling house and a reconfiguring of a lot.
PO4 Development for a park ensures that the design of a park and location of structures and facilities responds to the flood hazard and balances the safety of intended users with: a. maintaining continuity of operations; b. impacts of flooding on asset life and ongoing maintenance costs; c. efficient recovery after flood events; d. recreational benefits to the city; availability of suitable land within the park.	AO4.1 Development involving a building or structure in a park complies with the flood planning levels specified in Table 8.2.11.3.D.	AO4.1 Not applicable The proposed development is not located in a park.
	AO4.2 Development involving a building or structure in a park where Table 8.2.11.3.D does not apply: a. is not located within the 20% AEP flood extent of any creek/waterway or overland flow path; or b. is located above the 20% AEP flood level of any creek/waterway or overland flow path.	AO4.2 Not applicable The proposed development is not located in a park.
Section C—If accepted development subject to compliance with identified requirements (acceptable outcomes only) for a park or assessable development other than for a dwelling house		
PO5 Development is located and designed to: a. minimise the risk to people from flood hazard on the site; b. minimise flood damage to the development and contents of buildings up to the defined flood event; c. provide suitable amenity; d. minimise disruption to residents, recovery time and the need to rebuild structures after a flood event up to and including the defined flood event.	AO5.1 Development complies with the flood planning levels specified in Table 8.2.11.3.D. Note—If located in an area with no Council-derived flood levels such as an overland flow path, a Registered Professional Engineer Queensland with expertise in undertaking flood studies is to derive the applicable flood level and certify that the development meets the required flood planning levels in Table 8.2.11.3.D. The study is to demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.	AO5.1 Not applicable The proposed development is for a dwelling house.
	AO5.2 Development is: a. not located in the: a. Brisbane River flood planning area 1, 2a, or 2b sub-categories; b. Creek/waterway flood planning area 1 or 2 sub-categories; c. Overland flow flood planning area sub-category; or	AO5.2 Not applicable The proposed development is for a dwelling house.

	b. only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that: a. the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and b. the risk to people is managed to an acceptable level.	
PO6 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise flood recovery and economic consequences of damage during a flood.	AO6.1 Development ensures that: a. all areas containing essential electrical services comply with the flood planning levels in Table 8.2.11.3.D; or b. if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water with all entry points and services located at or above the relevant flood planning level in Table 8.2.11.3.D. Note—A basement storage area does not include a bike storage room, change room, building maintenance storage and non-critical electrical services	AO6.1 Not applicable The proposed development is for a dwelling house.
	AO6.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a secondary pump system with a backup power source for the pump.	AO6.2 Not applicable The proposed development is for a dwelling house.
PO7 Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development.	AO7.1 Development: a. does not block, or divert floodwaters for any area affected by creek/waterway or overland flow flooding, excluding storm-tide flooding and Brisbane River flooding sources; or b. does not result in a material increase in flood level or hydraulic hazard on upstream, downstream or adjacent properties. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.	AO7.1 Not applicable The proposed development is for a dwelling house.
	AO7.2 Development retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows.	AO7.2 Not applicable The proposed development is for a dwelling house.
	AO7.3 Development which creates a new overland flow path or significantly modifies an existing overland flow path via earthworks does not materially worsen hydraulic hazard on the site from existing conditions. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.	AO7.3 Not applicable The proposed development is for a dwelling house.
PO8 Development for filling or excavation in an area affected by creek/waterway flooding does not directly, indirectly or cumulatively cause any material increase in flooding or hydraulic hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain. Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy. Note—This part of the code applies to all development other than a dwelling house and any secondary dwelling which involves filling or excavation, whether or not the development application comprises a separate development application for operational work involving filling or excavation.	AO8 Development ensures that no filling or excavation greater than 100mm is located in the Creek/waterway flood planning area 1, 2 or 3 sub-categories if contained in the 5% AEP flood extent of any Creek/waterway flood planning area sub-category for which no waterway corridor has been mapped in the Waterway corridors overlay.	AO8 Not applicable The proposed development is for a dwelling house.

PO9 Development ensures that the building and site design: a. maintains the conveyance capacity of existing overland flow paths and creek/waterways; b. ensures floodwaters and flood debris can pass predominantly unimpeded under a structure or building to minimise property or building damage, including for a flood larger than the defined flood event; c. mitigates flood impacts by ensuring that filling, excavation and location of services are designed to allow for the conveyance of floodwater across the site. Note—The Flood planning scheme policy provides guidance on relevant considerations in determining minimum undercroft clearances and treatment of ground level in undercroft areas where floodwater conveyance is required underneath development.	AO9.1 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub-category: a. complies with the minimum building undercroft clearance requirements in Table 8.2.11.3.E; b. not located directly above any part of a waterway corridor as mapped in the Waterway corridors overlay. AO9.2 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub category: a. has a ground level within the undercroft area that is free draining; b. does not involve excavation below ground level of more than 300mm within the undercroft area.	AO9.1 Not applicable The proposed development is for a dwelling house. AO9.2 Not applicable The proposed development is for a dwelling house.
PO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by flood hazard, in order to: a. protect safety of users and emergency services personnel; b. support efficient emergency services access and site evacuation with consideration to the scale of development. Note—A flood risk assessment may be required to address the performance outcomes or acceptable solutions which deal with evacuation and isolation arrangements, and the ability to take refuge. The Flood planning scheme policy provides information for undertaking flood risk assessments.	AO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses: a. is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.L and Table 8.2.11.3.D; or b. has direct vehicle access to a critical route or interim critical route in the Critical infrastructure and movement network overlay for evacuation in a flood; or c. can achieve vehicular evacuation to a suitable flood-free location. Note—A suitable flood-free location is of a size and nature sufficient to provide for the size and characteristics of the population likely to need evacuation to that area.	AO10 Not applicable The proposed development is for a dwelling house.
PO11 Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads.	AO11.1 Development provides an access or driveway into the site which is: a. trafficable during the defined flood event; b. not located in the Creek/waterway flood planning area 1 sub-category; c. not located in the Overland flow flood planning area sub-category if the hydraulic hazard is unsafe in the defined flood event; d. the access or driveway is not inundated by a 10% AEP flood.	AO11.1 Not applicable The proposed development is for a dwelling house.
	AO11.2 Development located in the Creek/waterway flood planning area 1, 2, 3 or 4 sub-categories locates any disabled access in the highest part of the site. Note—explanation of hydraulic hazard provided in the Flood planning scheme policy.	AO11.2 Not applicable The proposed development is for a dwelling house.
PO12 Development involving a new road, a bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during a flood and allow for emergency access.	AO12 Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.	AO12 Not applicable The proposed development does not involve a new road.
PO13 Development for pedestrian and cyclist paths: a. provides a suitable level of trafficability; b. manages the impacts of flooding on asset life and ongoing maintenance costs;	AO13.1 Development for cyclist and pedestrian facilities other than on public roads, including those traversing through a park and adjacent to a watercourse and overland flow path, are located above the 39% AEP (2 year ARI) flood immunity from all flooding sources. Note—If the site is subject to more than one type of flooding, the requirement that affords the greatest level of protection will apply.	AO13.1 Not applicable The proposed development does not involve a new road.

c. balances route availability with recreational and transport connectivity benefits to the city.	AO13.2 All new on-road cyclist and pedestrian facilities comply with the flood planning levels and trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K.	AO13.2 Not applicable The proposed development does not involve a new road.
PO14 Development which increases the residential population within the Brisbane River flood planning area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time	AO14 Development in the Brisbane River flood planning area sub-categories in areas where the 1% AEP flood level is greater than 12.8m AHD involving: a. an increase in the number of residential dwellings; or b. additional residential lots is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event. Note—Explanation of a hydraulic hazard is provided in the Flood planning scheme policy.	AO14 Not applicable The proposed development is for a dwelling house.
Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO15 Development involving essential community infrastructure: a. remains functional to serve community need during and immediately after a flood event, or is part of a network that is able to maintain the function of the essential community infrastructure when parts of the development are unable to function during or after a flood; b. is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; c. is able to remain functional or is part of a network which is able to remain functional even when other infrastructure or services (such as electricity supply) may be compromised in a flood event; d. contains mitigation measures which are not entirely dependent on human activation to respond to a flood event. Note—Protection of function is required up to and including the flood event in Table 8.2.11.3.G.	AO15 Development involving essential community infrastructure: a. is ancillary to and not relied upon for the provision of the essential service during a flood; or b. is located above the flood planning levels in Table 8.2.11.3.G; c. has access to or provides the necessary back-up emergency electricity and communications supply in times of flood; d. is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the flood event listed for the development type in Table 8.2.11.3.G; e. that services a local area: I. is able to be accessed in times of flood to service local community needs up to the event listed for that development type in Table 8.2.11.3.G; or II. has a service continuity plan that demonstrates the continued provision of service during the relevant flood event.	AO15 Not applicable The proposed use does not involve essential community infrastructure.
Additional performance outcomes and acceptable outcomes if development involves the processes in Table 8.2.11.3.H		
PO16 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: a. protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; b. securing above-ground tanks for hazardous materials against flotation and lateral movement; c. preventing damage to hazardous materials pipework or entry of floodwater into hazardous materials pipework; d. preventing damage to or off-site release of packages, drums or containers storing hazardous materials. Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A pump drainage system is not an acceptable measure to meet the performance outcome.	AO16 a. Development does not include the storage or handling of hazardous chemicals that exceed the hazardous chemicals flood hazard threshold quantities in Table 8.2.11.3.M. b. Development involving the processes listed in Table 8.2.11.3.H: a. where located in the Flood overlay area, occurs only in the Creek/waterway flood planning area 5 sub-category or the Brisbane River flood planning area 5 sub-category; or b. is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a flood event. Note—The Management of hazardous chemicals in flood affected areas planning scheme policy sets out further information and processes including risk assessment for the management of hazardous chemicals in flood planning areas.	AO16 Not applicable The proposed development does not involve any uses listed in Table 8.2.11.3.H
Additional performance outcomes and acceptable outcomes for reconfiguring a lot		

PO17 Development locates and designs all lots resulting from reconfiguring a lot to: a. minimise the risk to people from flood hazard; b. minimise damage to property from flood hazard; c. facilitate safe and efficient evacuation. Note— • Consideration of all floods up to the probable maximum flood is relevant to minimising the risk to people. • Flood warning time is not considered sufficient in the Creek/waterway planning area sub-categories or the Overland flow flood planning area sub-category. • Filling above the flood planning level for a flood event greater than the defined flood event cannot be assumed to mitigate the flood hazard.	AO17.1 Development creating new lots is identified in Table 8.2.11.3.I as suitable within the relevant flood planning area.	AO17.1 Complies The northern corner of the proposed site is located within the creek/waterway flood planning area 4 and 5 sub-categories. Under Table 8.2.11.3.I, reconfiguring a lot is suitable within these planning areas. The site lot layout achieves acceptable evacuation measures.
	AO17.2 Development provides for reconfiguring a lot design that achieves a road and lot layout which: a. provides trafficable vehicular egress for evacuation during a defined flood event; b. optimises hazard-free movement away from sources of flood hazard within the development. Note—Further advice on road and lot layout is contained in the Flood planning scheme policy.	AO17.2 Complies The development site lot layout achieves acceptable evacuation measures.
	AO17.3 Development which creates a new residential lot in an area subject to Brisbane River flooding, if the 1% AEP flood level is greater than 12.8m AHD is not subject to a hydraulic hazard greater than 0.6m²/s DV or 0.6m deep in a 0.2% AEP flood. Note—Refer to the Flood planning scheme policy for further explanation on the 0.2% AEP flood.	AO17.3 Not applicable The development site is not subject to Brisbane River flooding.
PO18 Development involving reconfiguring a lot: a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the development during a flood greater than the defined flood event; c. minimises damage to property and services; d. provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage; e. ensures lots created for park or private open space minimise the risk to people from flood hazard and are fit for purpose; f. provides a lot that is not substantially burdened by flood mitigation infrastructure	AO18.1 Development involving reconfiguring a lot ensures: a. all lots comply with the flood planning levels in Table 8.2.11.3.J; b. a new road complies with the flood planning levels in Table 8.2.11.3.F.	AO18.1 Complies The proposed reconfiguration meets the requirements as outline within Table 8.2.11.3. J.
	AO18.2 Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development: a. complies with Table 8.2.11.3.K; or b. has acceptable trafficability in accordance with the requirements in the Flood planning scheme policy and the Queensland Urban Drainage Manual. Note—The Flood planning scheme policy contains supporting information about trafficability on existing roads and serviceability during floods.	AO18.2 Not applicable The development is not creating 6 or more lots.
	AO18.3 Development protects the conveyance of flood hazard area by providing an easement over the: a. 2% AEP flood extent for overland flow flooding; b. 1% AEP flood extent for creek/waterway flooding.	AO18.3 Not applicable Development is located outside of the flood hazard area.

8. Road Hierarchy

Performance outcomes	Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use		
PO1 Development ensures that: a. vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: a. the road hierarchy shown on the Road hierarchy overlay map; b. public transport operations; c. pedestrian and cyclist movement; b. the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; c. site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.	AO1.1 Development ensures that an access driveway is provided from: a. a minor road; b. a district road or suburban road if the development has high traffic-generating potential.	AO1.1 – 1.5 Not Applicable The development is not for an assessable material change of use.
	AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.	
Section B—If for assessable development for a material change of use		
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	AO2.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	AO2.1 – 2.2 Not Applicable The development is not for an assessable material change of use
	AO2.2 Development mitigates an impact on the road hierarchy if the development: a. is for a major development; or b. involves an access driveway to a major road; or c. involves an access driveway within 100m of a signalised intersection. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.	
Section C—If for assessable development for a material change of use or reconfiguring of a lot		
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	AO3 No acceptable outcome is prescribed.	Not applicable Due to the nature of the proposed subdivision, it is not required to make these provisions.
PO3A Development provides for the payment of extra trunk infrastructure costs for the following:	AO3A No acceptable outcome is prescribed.	Not applicable Not trunk infrastructure is proposed as part of this application.

a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: - trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; - long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; - other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i>.		
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category		
PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: - the long term infrastructure for the road network in the Long term infrastructure plans; - the existing and planned infrastructure for the road network in the Local government infrastructure plan; - the provision of long term, existing and planned infrastructure for the road network which: - is required to service the development or existing and future urban development in the planning scheme area; or - is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	AO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: - for the long term infrastructure for the road network, the Long term infrastructure plans; - for existing and planned infrastructure for the road network, the Local government infrastructure plan; - the standards for the road network in the Infrastructure design planning scheme policy.	Not applicable The subject site is located along a neighbourhood road.
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: - safe, efficient and convenient connectivity of the new road to the major road network; - a minimum number of intersections to the major road network.	AO5 Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.	AO5 Not applicable This application does not extend or change the road hierarchy.
PO6 Development ensures that an extension of or change to the road network: - provides internal connectivity and connects to the external road network; - 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; - provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; - includes the provision of bus routes that provide ease of access to bus customers; - 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 Not applicable The proposed development does not involve the construction of a new road or altering a road network. The additional lot will not impact the current road network.

f. provides a street layout that minimises travel time and traffic volumes on minor roads; g. provides high permeability for pedestrian and cycle networks; h. provides safe accessibility to lots by having more than one street providing access to the area; i. preserves the function of the road hierarchy and addresses all impacts to the road network.	AO6.2 Development preserves the function of the road hierarchy and addresses all impacts on the road network. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).	AO6.2 Not applicable This application does not extend or change the road hierarchy.
PO7 Development ensures that premises and vehicle access are located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	AO7 Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	AO7 Not applicable This application does not extend or change the road hierarchy..
PO8 Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay map.	AO8 Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the infrastructure design planning scheme policy.	AO8 Not applicable This application does not extend or change the road hierarchy.

9. Streetscape hierarchy overlay

Performance outcomes	Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO1 Complies No changes will be made.
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 Complies The front façade and streetscape will not change and there are not existing street trees.
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO2.2 Complies The front façade and streetscape will not change and there are not existing street trees.
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: a. facilitates a high level of pedestrian movement and activity; b. enforces the sense of arrival to individual precincts and major connections; c. provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm	AO3.1 Development ensures that a corner land dedication is provided: a. where identified in the Streetscape hierarchy overlay map; b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	AO3.1 Not applicable The front façade and streetscape will not change.
	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	AO3.2 Not applicable The front façade and streetscape will not change.
	AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	AO3.3 Not applicable The front façade and streetscape will not change.
If in or on a site adjoining the Wildlife movement solution sub-category		
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	AO4 Development ensures that infrastructure solutions are: a. provided at the locations identified on the Streetscape hierarchy overlay map; b. designed to: i. account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; ii. achieve physical separation of native wildlife and the road; iii. adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code.	Not applicable The subject site does not adjoin a Wildlife movement solution sub-category.

	Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.	
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