

## **7 APPENDIX 1 – CODE ASSESSMENT**

APPENDIX 1 – CODE ASSESSMENT

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## 1. ZONE CODE

### 1.1 Character Residential Zone Code

Effective V36 12 June 2026

#### 1.1.1 Purpose

| PURPOSE & OVERALL OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PROPOSAL | COMPLIANCE |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|
| <p>(1) The purpose of the character residential zone is to:</p> <ul style="list-style-type: none"> <li>(a) ensure the character of a residential area is protected or enhanced; and</li> <li>(b) provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.</li> </ul> <p><i>Note—Land in the Character residential zone is contained in either the Character zone precinct or the Infill housing zone precinct.</i></p> <p><i>Note—As neighbourhood planning is undertaken by the Council, where it is intended that the Traditional building character overlay should apply to land clusters of well-located land containing housing built in 1946 or before and suited to house-sensitive scaled infill multiple dwellings – in the inner city, surrounding district and neighbourhood centres and along public transport routes – land may be included in the Infill housing zone precinct of the Character residential zone. In most instances this land will already have been included in the Traditional building character overlay and included in the 2 or 3 storey mix zone precinct of the Low-medium density residential zone.</i></p> <p><i>Note—All land within the Character residential zone (with the exception of sites covered by the Heritage overlay) is covered by the Traditional building character overlay.</i></p> |          |            |
| <p>(2) The purpose of the zone will be achieved through overall outcomes for:</p> <ul style="list-style-type: none"> <li>(a) zone role;</li> <li>(b) development location and uses;</li> <li>(c) development form;</li> <li>(d) the following zone precincts: <ul style="list-style-type: none"> <li>(i) Character zone precinct;</li> <li>(ii) Infill housing zone precinct.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |            |
| <p>(3) Zone role overall outcomes are:</p> <ul style="list-style-type: none"> <li>(a) Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: <ul style="list-style-type: none"> <li>(i) Theme 2: Brisbane’s outstanding lifestyle, Element 2.1 – Brisbane’s identity and Element 2.2 – Brisbane’s housing and accommodation choices;</li> <li>(ii) Theme 5: Brisbane’s CityShape and Element 5.5 – Brisbane’s Suburban Living Areas.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |            |

| PURPOSE & OVERALL OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PROPOSAL                                                                                                                                                                                     | COMPLIANCE                                                                                                                     |
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| <b>(4) Development location and uses overall outcomes are:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                              |                                                                                                                                |
| (a) Development provides for low density suburban and inner-city living through the development of predominantly 1 or 2 storey dwelling houses comprising primarily of existing houses built in 1946 or before and infill housing that incorporates any housing built in 1946 or before in the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The proposal is for reconfiguring a lot only, and the site does not contain an existing dwelling built in 1946 or before, as verified by State Archives rates records.                       | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (b) Development in the Character zone precinct provides for low density suburban and inner-city living through:<br>(i) 1 or 2 storey dwelling houses to predominate over other types of development;<br>(ii) a low density and intact suburban identity to be maintained in which multiple dwellings and dual occupancy are not accommodated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The proposal is for reconfiguring a lot only. Future dwellings will require assessment against the Dwelling house (small lot) code and Traditional building character (design) overlay code. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (c) Development in the Infill housing zone precinct facilitates a mix of existing dwelling houses and new housing choices including dual occupancy, 2 storey low rise multiple dwellings such as row houses at a house scale, rooming accommodation, residential care facilities and retirement facilities which:<br>(i) comply with the site density, building height, number of storeys and setback requirements of the Traditional building character (design) overlay code and the Multiple dwelling code;<br>(ii) are sensitively integrated with and located between or behind existing dwelling houses built in 1946 or before and on appropriately sized lots;<br>(iii) provide housing diversity that offers choice to different household types and individuals to suit residents through life-cycle stages, in the inner city and well-located parts of the city. | The proposal is for reconfiguring a lot only. Future dwellings will require assessment against the Dwelling house (small lot) code and Traditional building character (design) overlay code. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (d) Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The proposal is for reconfiguring a lot to create two residential small lots which will support future dwelling houses as reasonably expected within the zone and general locality.          | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PURPOSE & OVERALL OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | PROPOSAL                                                                                                     | COMPLIANCE                                                                                                                     |
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| reasonably expected within a predominantly low density permanent residential environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                              |                                                                                                                                |
| (e) Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The proposal is for reconfiguring a lot only, and the site is not identified as an Active frontage.          | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (f) Development for a commercial character building activities use on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.                                                                                                                                                                                                                                                                                                                                                                                                                            | The proposal is for reconfiguring a lot only, and the site does not contain a Commercial character building. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (g) Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to: <ul style="list-style-type: none"> <li>(i) have a gross floor area of less than 250m<sup>2</sup>;</li> <li>(ii) serve local residents' day-to-day needs;</li> <li>(iii) not undermine the viability of a nearby centre.</li> </ul> | The proposal is for reconfiguring a lot only.                                                                | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (h) Development which would result in the co-location of new non-residential uses only occurs along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.                                                                                                                                                                                                                                                                                                                                                                  | The proposal is for reconfiguring a lot only.                                                                | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (i) Development for a home-based business may only operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.                                                                                                                                                                                                                                                                                                                                                                                                                                    | The proposal is for reconfiguring a lot only.                                                                | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (j) Development for any other non-residential use serve a local community facility need only, such as a childcare centre or substation, and is compatible with and integrates with the built form intent of the Character residential zone.                                                                                                                                                                                                                                                                                                                                                                                           | The proposal is for reconfiguring a lot only.                                                                | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PURPOSE & OVERALL OUTCOMES                                                                                                                                                                                                                                                                                             | PROPOSAL                                                                                                                                                 | COMPLIANCE                                                                                                                     |
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| (k) Development for rooming accommodation accommodates 5 persons or less.                                                                                                                                                                                                                                              | The proposal is for reconfiguring a lot only.                                                                                                            | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>(5) Development form overall outcomes are:</b>                                                                                                                                                                                                                                                                      |                                                                                                                                                          |                                                                                                                                |
| (a) Development occurs on an appropriately sized and configured lot and is of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas.                                                                                                                | The proposed lots are appropriately sized and configured to enable a future dwelling of suitable form and scale to be constructed on each lot.           | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (b) Development for a residential building is of a height, bulk, scale and form, materials and detailing which is compatible with the traditional building character of the Character residential zone and consists of buildings of 1 or 2 storeys in height.                                                          | The proposal is for reconfiguring a lot only. Future dwellings will require assessment against the Traditional building character (design) overlay code. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (c) Development protects and retains buildings built in 1946 or before on land within the Traditional building character overlay in accordance with the Traditional building character (demolition) overlay code.                                                                                                      | The existing dwelling was not constructed in 1946 or before, as verified by State Archive rates records.                                                 | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (d) Development provides that a new building or extension of a building reflects and complements the city's traditional building character of housing built in 1946 or before prevalent within the Traditional building character overlay in accordance with the Traditional building character (design) overlay code. | The proposal is for reconfiguring a lot only. Future dwellings will require assessment against the Traditional building character (design) overlay code. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (e) Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings, by maintaining access to sunlight, daylight and privacy.                                                | The proposal is for reconfiguring a lot only. Future dwellings will require assessment against the Dwelling house (small lot) code.                      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (f) Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that:<br>(i) maximises the retention of backyard spaces as private landscaped space;                                             | The proposal is for reconfiguring a lot only. Future dwellings will require assessment against the Dwelling house (small lot) code.                      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PURPOSE & OVERALL OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                      | PROPOSAL                                                                                                                    | COMPLIANCE                                                                                                                     |
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| (ii) avoids overbearing development involving bulk or setbacks which are inconsistent with the character of a dwelling house on adjoining lots.                                                                                                                                                                                                                                                                 |                                                                                                                             |                                                                                                                                |
| (g) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.                                                                                                                                                                       | The site does not exhibit any constraints or environmental values that would prevent subdivision or future dwelling houses. | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>(6) Character zone precinct overall outcomes are:</b>                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                             |                                                                                                                                |
| (a) Development retains a dwelling house built in 1946 or before.                                                                                                                                                                                                                                                                                                                                               | The site is not within the Character precinct.                                                                              | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (b) Development provides that a new dwelling house: <ul style="list-style-type: none"> <li>(i) is 1 or 2 storeys in height;</li> <li>(ii) is located on an appropriately sized and configured vacant lot;</li> <li>(iii) is compatible in scale and design with existing houses built in 1946 or before;</li> <li>(iv) reinforces the traditional building character of the Character zone precinct.</li> </ul> | The site is not within the Character precinct.                                                                              | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (c) Development for a dwelling other than a dwelling house is not accommodated within the Character zone precinct.                                                                                                                                                                                                                                                                                              | The site is not within the Character precinct.                                                                              | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (d) Development provides for a minimum lot size of 450m <sup>2</sup> to maintain a block pattern that accommodates traditional backyards and large trees.                                                                                                                                                                                                                                                       | The site is not within the Character precinct.                                                                              | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>(7) Infill housing zone precinct overall outcomes are:</b>                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                             |                                                                                                                                |
| (a) Development retains a dwelling house built in 1946 or before.                                                                                                                                                                                                                                                                                                                                               | The existing dwelling was not constructed in 1946 or before, as verified by State Archive rates records.                    | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PURPOSE & OVERALL OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | PROPOSAL                                                                                                                                                     | COMPLIANCE                                                                                                                     |
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| (b) Development provides that a new dwelling house, dual occupancy or multiple dwelling:<br>(i) is no more than 2 storeys in height;<br>(ii) is located between or behind dwelling houses built in 1946 or before on an appropriately sized and configured vacant lot;<br>(iii) is compatible in scale and design with existing dwellings built in 1946 or before;<br>(iv) reinforces the traditional building character of the Infill housing zone precinct.                                                                     | The proposal is for reconfiguring a lot only. Any future dwellings will require assessment against the Traditional building character (design) overlay code. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (c) Development achieves a maximum dwelling yield of one dwelling per 300m <sup>2</sup> of site area.                                                                                                                                                                                                                                                                                                                                                                                                                             | The proposed subdivision will comply with a maximum yield of one dwelling per 300m <sup>2</sup> site area.                                                   | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (d) Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:<br>(i) is consistent with the predominant traditional building character and amenity expectations of residents in the Infill housing zone precinct;<br>(ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan. | The proposal is for reconfiguring a lot only.                                                                                                                | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (e) Development for a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is:<br>(i) consistent with the character of a low density residential environment comprising 1 or 2 storey dwelling houses;<br>(ii) suited to smaller lot sizes.                                                                                                                                                                                                           | The proposal is for reconfiguring a lot only.                                                                                                                | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (f) Development is compatible in scale with adjoining dwelling houses, both within or adjoining the Infill housing zone                                                                                                                                                                                                                                                                                                                                                                                                           | The proposed lots are compatible with the current mix of lot sizes and residential development in the zone.                                                  | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A                                                  |

| PURPOSE & OVERALL OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PROPOSAL                                                                                                                                                                                                                                   | COMPLIANCE                                                                                                                     |
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| precinct, in order to maintain an appropriate level of amenity and privacy to an adjoining dwelling.                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                            | <input type="checkbox"/> Performance Solution                                                                                  |
| (g) Development supports a subtropical character by ensuring that: <ul style="list-style-type: none"> <li>(i) the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate;</li> <li>(ii) residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.</li> </ul> | The proposal is for reconfiguring a lot only. Future dwellings will require assessment against the Dwelling house (small lot) code and Traditional building character (design) overlay code.                                               | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (h) Development provides quality private and communal open spaces and landscaping, including deep planting, that reinforce the house-compatible scale of buildings, provide breathing spaces and outdoor activity areas and encourage outdoor living.                                                                                                                                                                                                                                                | The proposal is for reconfiguring a lot only. Future dwellings will require assessment against the Dwelling house (small lot) code and Traditional building character (design) overlay code.                                               | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (i) Development provides for a building to address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking not forming a dominant element in the streetscape) in order to reinforce the traditional setting and provide surveillance and encourage activation of parks and streets.                                                                                                                                               | The proposal is for reconfiguring a lot only. The proposal is for reconfiguring a lot only. Future dwellings will require assessment against the Dwelling house (small lot) code and Traditional building character (design) overlay code. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (j) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.                                                                                                                                                                                                                                                                                                                                                                 | The proposal is for reconfiguring a lot only, and the site does not adjoin a non-residential zone.                                                                                                                                         | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (k) Development provides for a residential dwelling on a site which fronts a heavily trafficked road or other noise source to be: <ul style="list-style-type: none"> <li>(i) suitably located and orientated on the site;</li> <li>(ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.</li> </ul>                                                                                                         | The site does not have frontage to a heavily trafficked road.                                                                                                                                                                              | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

## 2. OVERLAY CODES

### 2.1 Road Hierarchy Overlay Code

*Effective - V32 March 2025*

#### 2.2.1 Purpose

| PURPOSE & OVERALL OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PROPOSAL                                                                                                                                                                                   | COMPLIANCE                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(1) The purpose of the Road hierarchy overlay code is to:</p> <p>(a) Implement the policy direction in the Strategic framework, in particular:</p> <p>(i) Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.1 – Brisbane's transport infrastructure networks;</p> <p>(ii) Theme 2: Brisbane's outstanding lifestyle and Element 2.1 – Brisbane's identity.</p> <p>(b) Provide for the assessment of the suitability of development in the Road hierarchy overlay.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                            |                                                                                                                                               |
| <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                            |                                                                                                                                               |
| <p>(a) Development contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane's public domain.</p> <p>(b) Development accessing roads is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists.</p> <p>(c) Development that changes the function of a road by generating traffic does so such that the new function of the road in the hierarchy is compatible with the surrounding road hierarchy and where necessary is reconstructed to meet its new design parameters.</p> <p>(d) Development that provides a new road internal and connecting to the road hierarchy complements or completes the existing road hierarchy.</p> <p>(e) Development does not compromise the completion of the road hierarchy.</p> <p>(f) Development ensures that land uses are located to support and implement a safe and efficient road hierarchy facilitating the efficient movement of people and goods.</p> | <p>The proposed subdivision is consistent with the purpose of the overlay code and the level of road hierarchy from which the proposed lots will obtain access ie. Neighbourhood road.</p> | <p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

### 2.2.2 Performance Outcomes & Acceptable Outcomes

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                 | PROPOSAL                                                                                                                                                 | COMPLIANCE                                                                                                                     |
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| Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                     |                                                                                                                                                          |                                                                                                                                |
| <b>PO1</b><br>Development ensures that:<br>(a) vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of:<br>(i) the road hierarchy shown on the Road hierarchy overlay map;<br>(ii) public transport operations;<br>(iii) pedestrian and cyclist movement;<br>(b) the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas;<br>(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. | <b>AO1.1</b><br>Development ensures that an access driveway is provided from:<br>(a) a minor road;<br>(b) a district road or suburban road if the development has high traffic-generating potential.                                                | <b>AO1.1</b><br>The proposed lots will gain access from Buckland Road which is a Neighbourhood road under the Road hierarchy overlay ie. a 'minor road'. | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>AO1.2</b><br>Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.                                                                                        | <b>N/A</b><br>The site does not front a primary freight route                                                                                            | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>AO1.3</b><br>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. | <b>AO1.3</b><br>The proposed lots will gain access from Buckland Road                                                                                    | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>AO1.4</b><br>Development ensures that a turn to and from a major road is restricted to a left turn only.                                                                                                                                         | <b>N/A</b><br>Buckland Road is not a major road.                                                                                                         | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>AO1.5</b><br>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.                                            | <b>N/A</b><br>All abutting lots have direct road frontage.                                                                                               | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                       | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PROPOSAL                                                                                                                                | COMPLIANCE                                                                                                                     |
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| <b>Section B—If for assessable development for a material change of use</b>                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                         |                                                                                                                                |
| <b>PO2</b><br>Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network. | <b>AO2.1</b><br>Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.                                                                                                                                                                                                                                                                                                                               | <b>N/A</b><br>The proposal is for subdivision only.                                                                                     | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                            | <b>AO2.2</b><br>Development mitigates an impact on the road hierarchy if the development:<br>(a) is for a major development; or<br>(b) involves an access driveway to a major road; or<br>(c) involves an access driveway within 100m of a signalised intersection.<br><br><i>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.</i> | <b>N/A</b><br>The proposal is for subdivision only.                                                                                     | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>Section C—If for assessable development for a material change of use or reconfiguring of a lot</b>                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                         |                                                                                                                                |
| <b>PO3</b><br>Development makes provision for the extension, expansion and widening of the existing and future road network where required.                | <b>AO3</b><br>No acceptable outcome is prescribed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>N/A</b><br>Expansion or widening of the Buckland Road pavement or road reserve is not required.                                      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>PO3A</b><br>Development provides for the payment of extra trunk infrastructure costs for the following:                                                 | <b>AO3A</b><br>No acceptable outcome is prescribed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>N/A</b><br>The site is located within the priority infrastructure area and there are no trunk infrastructure or other infrastructure | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ACCEPTABLE OUTCOMES | PROPOSAL                                                          | COMPLIANCE |
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| <p>(a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan</p> <p>(b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:</p> <p>(i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;</p> <p>(ii) long term infrastructure for the road network which is made necessary by development that is not assumed future urban development;</p> <p>(iii) other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development.</p> <p><i>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.</i></p> |                     | <p>upgrades required as a result of the proposed subdivision.</p> |            |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PROPOSAL                                             | COMPLIANCE                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <i>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                      |                                                                                                                                |
| <b>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</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                      |                                                                                                                                |
| <b>PO4</b><br>Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: <ul style="list-style-type: none"> <li>(a) the long term infrastructure for the road network in the Long term infrastructure plans;</li> <li>(b) the existing and planned infrastructure for the road network in the Local government infrastructure plan;</li> <li>(c) the provision of long term, existing and planned infrastructure for the road network which:               <ul style="list-style-type: none"> <li>(i) is required to service the development or existing and future urban development in the planning scheme area; or</li> <li>(ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.</li> </ul> </li> </ul><br><i>Editor's note—A condition which requires a proposed development to keep</i> | <b>AO4</b><br>Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: <ul style="list-style-type: none"> <li>(a) for the long term infrastructure for the road network, the Long term infrastructure plans;</li> <li>(b) for existing and planned infrastructure for the road network, the Local government infrastructure plan;</li> <li>(c) the standards for the road network in the Infrastructure design planning scheme policy.</li> </ul> | <b>N/A</b><br>Buckland Road is a Neighbourhood road. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PROPOSAL                                                                                                                                                                                                                  | COMPLIANCE                                                                                                                                                                                                                                                           |
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| <i>permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</i>                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                      |
| <b>Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                      |
| <b>PO5</b><br>Development ensures that a new road connection provides:<br>(a) safe, efficient and convenient connectivity of the new road to the major road network;<br>(b) a minimum number of intersections to the major road network.                                                                                                                                                                                                                                                                                           | <b>AO5</b><br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>AO5</b><br>The proposal allows for future vehicle access off Buckland Road, consistent with the existing driveway access arrangement for other lots fronting this road.                                                | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution                                                                                                                                       |
| <b>PO6</b><br>Development ensures that an extension of or change to the road network:<br>(a) provides internal connectivity and connects to the external road network;<br>(b) provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems;<br>(c) provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; | <b>AO6.1</b><br>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.<br><br><b>AO6.2</b><br>Development preserves the function of the road hierarchy and addresses all impacts on the road network.<br><br><i>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</i> | <b>N/A</b><br>The proposal does not involve a new road or upgrades to Buckland Road.<br><br><b>AO6.2</b><br>The proposed subdivision will preserve the function of Buckland Road and will not impact on the road network. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution<br><br><input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ACCEPTABLE OUTCOMES                                                                                                                                   | PROPOSAL                                         | COMPLIANCE                                                                                                                     |
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| (d) includes the provision of bus routes that provide ease of access to bus customers;<br>(e) minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time;<br>(f) provides a street layout that minimises travel time and traffic volumes on minor roads;<br>(g) provides high permeability for pedestrian and cycle networks;<br>(h) provides safe accessibility to lots by having more than one street providing access to the area;<br>(i) preserves the function of the road hierarchy and addresses all impacts to the road network. | <i>scheme policy (Traffic impact assessment and definitions section).</i>                                                                             |                                                  |                                                                                                                                |
| <b>PO7</b><br>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.                                                                                                                                                                                                                                                                                                                                | <b>AO7</b><br>Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road. | <b>AO7</b><br>Buckland Road is not a major road. | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                          | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                        | PROPOSAL                                                        | COMPLIANCE                                                                                                                     |
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| <b>PO8</b><br>Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay. | <b>AO8</b><br>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. | <b>N/A</b><br>The proposal does not involve a new intersection. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

## 2.2 Streetscape Hierarchy Overlay Code

Effective - V32 14 March 2025

### 2.2.1 Purpose

| PURPOSE & OVERALL OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PROPOSAL                                                                                                                                                                                                                 | COMPLIANCE                                                                                                                                    |
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| <p>(1) The purpose of the Streetscape hierarchy overlay code is to:</p> <p>(a) Implement the policy direction in the Strategic framework, in particular:</p> <p>(i) Theme 2: Brisbane's outstanding lifestyle and Element 2.1 – Brisbane's identity;</p> <p>(ii) Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.1 – Brisbane's transport infrastructure networks.</p> <p>(b) Provide for the assessment of the suitability of development in the Streetscape hierarchy overlay.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                          |                                                                                                                                               |
| <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                          |                                                                                                                                               |
| <p>(a) Development ensures that verges are wide enough to support high levels of pedestrian movement and have sufficient space to accommodate large subtropical street tree plantings.</p> <p>(b) Development ensures that existing street trees are retained and new subtropical tree species in the verge make a significant contribution to shade tree cover and carbon sequestration.</p> <p>(c) Development ensures that subtropical planting reinforces city gateways, thresholds and nodes.</p> <p>(d) Development ensures that verges comprise consistent and high-quality treatments with improved footpaths and increased shade and shelter appropriate to their anticipated pedestrian use and where the use will change from the current zone.</p> <p>(e) Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all ages and abilities throughout sites and throughout neighbourhoods.</p> <p>(f) Development maintains options for the safe movement of wildlife along a corridor.</p> | <p>The proposed subdivision will not significantly impact the existing road verge or footpath facilities along Buckland Road.</p> <p>The existing street trees will be retained as part of the subdivision proposal.</p> | <p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

## 2.2.2 Performance Outcomes & Acceptable Outcomes

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                           | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                          | PROPOSAL                                                                                                           | COMPLIANCE                                                                                                                     |
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| <b>Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development</b>                                                                                           |                                                                                                                                                                                                                                                                                                                              |                                                                                                                    |                                                                                                                                |
| <b>PO1</b><br>Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.                    | <b>AO1</b><br>Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.                                         | <b>AO1</b><br>The proposal will maintain the existing verge width. A land dedication is not required.              | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>PO2</b><br>Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus. | <b>AO2.1</b><br>Development ensures that existing street trees are retained and protected.                                                                                                                                                                                                                                   | <b>AO2.1</b><br>The frontage contains one existing street tree, which will be retained as part of the subdivision. | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                | <b>AO2.2</b><br>Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy. | <b>AO2.2</b><br>Refer to above response.                                                                           | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>Section B—If for assessable development</b>                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                              |                                                                                                                    |                                                                                                                                |
| <b>PO3</b><br>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>AO3.1</b><br>Development ensures that a corner land dedication is provided:<br>(a) where identified in the Streetscape hierarchy overlay map;<br>(b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in                                                    | <b>N/A</b><br>The site is not a corner lot.                                                                        | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                              | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                          | PROPOSAL                                                                                           | COMPLIANCE                                                                                                                     |
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| (b) enforces the sense of arrival to individual precincts and major connections;<br>(c) provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm. | the Infrastructure design planning scheme policy.                                                                                                                                                                                                                                                                            |                                                                                                    |                                                                                                                                |
|                                                                                                                                                                                                                                                                   | <b>AO3.2</b><br>Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.  | <b>N/A</b><br>The site is not a corner lot.                                                        | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                                   | <b>AO3.3</b><br>Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.           | <b>N/A</b><br>The site is not a corner lot.                                                        | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>If in or on a site adjoining the Wildlife movement solution sub-category</b>                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                              |                                                                                                    |                                                                                                                                |
| <b>PO4</b><br>Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.                                                                                                   | <b>AO4</b><br>Development ensures that infrastructure solutions are:<br>(a) provided at the locations identified on the Streetscape hierarchy overlay map;<br>(b) designed to:<br>(i) account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; | <b>N/A</b><br>The site is not identified as adjoining the Wildlife movement solution sub-category. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                      | PROPOSAL | COMPLIANCE |
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|                      | <p>(ii) achieve physical separation of native wildlife and the road;</p> <p>(iii) adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code.</p> <p><i>Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.</i></p> |          |            |

### 3. DEVELOPMENT CODES

#### 3.1 Subdivision Code

*Effective – V36 12 June 2026*

##### 3.1.1 Purpose

| PURPOSE & OVERALL OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PROPOSAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | COMPLIANCE                                                                                                                     |
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| (1) The purpose of the Subdivision code is to regulate development for reconfiguring a lot.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                |
| (2) The purpose of the code will be achieved through the following overall outcomes:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                |
| (a) Development for reconfiguring a lot proposed in conjunction with or subsequent to a material change of use maintains or improves the: <ul style="list-style-type: none"> <li>(i) landscape and built form character, environmental and other values of the site or locality;</li> <li>(ii) safe and efficient operation of existing and future lawful uses and activities on the site or adjacent premises;</li> <li>(iii) amenity of intended uses and existing surrounding residential uses;</li> <li>(iv) comfort, quiet, privacy and safety (including the impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected in the zone or zone precinct that applies to the site.</li> </ul> (b) Development for reconfiguring a lot results in lots and an arrangement of lots that: <ul style="list-style-type: none"> <li>(i) achieve the relevant outcomes and comply with the standards required by the planning scheme for the zones, zone precincts, neighbourhood plans and overlays that apply to the site;</li> <li>(ii) accommodate lawful uses;</li> <li>(iii) are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the</li> </ul> | <p>The proposed subdivision allows for the creation of two small lots for future residential dwellings. The proposed lot sizes are consistent with the intent for small lots within the Character residential (infill) zone and will contribute to a mix of lot sizes in the area.</p> <p>All essential urban infrastructure is readily available to the site, together with safe and convenient vehicle access able to be provided directly from the Buckland Road frontage.</p> | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PURPOSE & OVERALL OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PROPOSAL | COMPLIANCE |
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| <p>development;</p> <p>(iv) are arranged and configured to complement the pattern of development in the locality;</p> <p>(v) address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values.</p> <p>(c) Development for reconfiguring a lot under the <i>Land Title Act 1994</i> and the <i>Body Corporate and Community Management Act 1997</i> occurs in a manner that achieves good urban design outcomes.</p> <p>(d) Development for reconfiguring a lot associated with or resulting from a material change of use provides lots and arrangement of lots for the purposes of titling and any easement relevant to the development.</p> <p>(e) Development for reconfiguring a lot of an existing building and associated land can be separately titled either in freehold or other title forms.</p> <p>(f) Development for reconfiguring a lot relating to existing or approved buildings does not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category and a dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a zone in the residential zones category is always to remain as a sole lot by any title or tenure.</p> <p>(g) Development for reconfiguring a lot provides infrastructure and services that:</p> <p>(i) comply with the relevant standards in the planning scheme;</p> <p>(ii) effectively integrate with existing and planned infrastructure and services to the extent these are identified or necessary to support the development for its intended purpose;</p> |          |            |

| PURPOSE & OVERALL OUTCOMES                                  | PROPOSAL | COMPLIANCE |
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| (iii) maximise the quality and utility of the public realm. |          |            |

### 3.1.2 Performance Outcomes & Acceptable Outcomes

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PROPOSAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | COMPLIANCE                                                                                                                     |
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| Section A—General performance outcomes and acceptable outcomes for reconfiguring a lot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                |
| <b>PO1</b><br>Development results in lots and an arrangement of lots that: <ul style="list-style-type: none"> <li>(a) enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;</li> <li>(b) are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;</li> <li>(c) feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development;</li> <li>(d) complement the streetscape, local context and character for the locality;</li> <li>(e) address development constraints.</li> </ul> | <b>AO1.1</b><br>Development provides lots with dimensions in compliance with Table 9.4.10.3.B.<br><br><i>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.</i><br><br><i>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.</i><br><br><i>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</i> | <b>AO1</b><br>The minimum area and dimensions for small lots within the Character residential (infill) zone in accordance with Table 9.4.10.3.B (Part 2) is: <ul style="list-style-type: none"> <li>▪ 300m<sup>2</sup></li> <li>▪ Minimum rectangle 6 x 15m</li> <li>▪ Minimum frontage 7.5m (where adjoining the side boundary of a lot 400m<sup>2</sup> or greater containing an existing dwelling house)</li> </ul> The proposed subdivision will result in two small lots of 304m <sup>2</sup> and frontage of 9.88m each. Both lots are able to comfortably accommodate a 6 x 15m minimum rectangle.<br><br>The Traditional building character overlay does not alter the minimum lot size or dimensions. | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PROPOSAL                                                                                                                                                                                                                                                                      | COMPLIANCE                                                                                                                                    |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p><i>specific and no acceptable outcome is prescribed.</i></p> <p><i>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.</i></p> <p><i>Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions.</i></p>                                                                                                                     |                                                                                                                                                                                                                                                                               |                                                                                                                                               |
|                      | <p><b>AO1.2</b></p> <p>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>.</p> <p><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.</i></p> | <p><b>N/A</b></p> <p>The proposed lots do not require a building envelope plan or development footprint plan.</p> <p>Future dwellings will be subject to assessment against the Dwelling house (small lot) code and Traditional building character (design) overlay code.</p> | <p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PROPOSAL                                                                                                                                                                                                                                                        | COMPLIANCE                                                                                                                              |
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|                      | <p><i>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.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                 |                                                                                                                                         |
|                      | <p><b>AO1.3</b><br/>Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located:<br/>(a) across a proposed lot boundary; or<br/>(b) within a setback required by the planning scheme.</p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>Note—Where development involves work for walls or structures (other than a fence) on or</i></p> | <p><b>AO1.3</b><br/>It has been established via State Archive records that the existing dwelling is of post-1946 construction.</p> <p>The existing dwelling will be demolished and the resulting lots left vacant prior to plan sealing of the subdivision.</p> | <p><input checked="" type="checkbox"/> Compliant<br/><input type="checkbox"/> N/A<br/><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                   | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PROPOSAL                                                                                                                                                                                                                                                                         | COMPLIANCE                                                                                                                                |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><i>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.</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li>▪ <i>physical inspection is undertaken at the framing stage of construction;</i></li> <li>▪ <i>written evidence in the form of a plan of subdivision is prepared by a suitably qualified person;</i></li> <li>▪ <i>other evidence received and agreed by the Council.</i></li> </ul> |                                                                                                                                                                                                                                                                                  |                                                                                                                                           |
| <p><b>PO2</b><br/>Development creates useable lots that:</p> <ul style="list-style-type: none"> <li>(a) do not rely on excessive cut and fill;</li> <li>(b) do not intrude into areas of waterway and environmental significance;</li> <li>(c) ensure any cutting, filling, retaining walls and earthworks: <ul style="list-style-type: none"> <li>(i) minimise adverse impacts to vegetation, natural features</li> </ul> </li> </ul> | <p><b>AO2.1</b><br/>Development ensures that any cutting, filling, retaining walls and earthworks:</p> <ul style="list-style-type: none"> <li>(a) result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: <ul style="list-style-type: none"> <li>(i) a single level change; or</li> <li>(ii) any step in a series of level changes.</li> </ul> </li> <li>(b) locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary;</li> <li>(c) limits cut and fill to less than 1m in height for construction of transport</li> </ul>                                                                                                                                                                                                                                                                                                      | <p><b>AO2.1</b><br/>Only minor earthworks are proposed, which will not exceed a vertical dimension of 1.0m or result in the toe of any fill within 0.6m of any lot boundary.</p> <p>Refer to enclosed Technical Memorandum prepared by Create Engineers for further details.</p> | <p><input checked="" type="checkbox"/> Compliant<br/> <input type="checkbox"/> N/A<br/> <input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                         | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PROPOSAL                                                                                                                                     | COMPLIANCE                                                                                                                                    |
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| <p>and topography;</p> <p>(ii) avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways;</p> <p>(d) minimise adverse impacts to the utility of existing or proposed transport network elements.</p> | <p>network elements.</p> <p><i>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.</i></p> <p><i>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.</i></p> |                                                                                                                                              |                                                                                                                                               |
|                                                                                                                                                                                                                                                              | <p><b>AO2.2</b></p> <p>Development involving a lot with an area less than 450m<sup>2</sup> is located on a site with a maximum average slope of:</p> <p>(a) 1 into 10 on the shortest lot axis;</p> <p>(b) 1 into 15 on the longest axis.</p>                                                                                                                                                                                                                                                                                             | <p><b>AO2.2</b></p> <p>The proposed lots are compliant with the maximum average slope across the long and short axis.</p>                    | <p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |
|                                                                                                                                                                                                                                                              | <p><b>AO2.3</b></p> <p>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.</p> <p><i>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</i></p>                                                             | <p><b>AO2.3</b></p> <p>The proposed lots achieve the minimum rectangle dimensions specified in Table 9.4.10.3.B prior to any earthworks.</p> | <p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PROPOSAL                                                                                                                                                                                                                                                    | COMPLIANCE                                                                                                                              |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><i>planning scheme.</i></p> <p><i>Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                             |                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>AO2.4</b><br/>Development does not involve the creation of canals or artificial waterways.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><b>AO2.3</b><br/>The proposal does not involve creation of canals or artificial waterways.</p>                                                                                                                                                           | <p><input checked="" type="checkbox"/> Compliant<br/><input type="checkbox"/> N/A<br/><input type="checkbox"/> Performance Solution</p> |
| <p><b>PO3</b><br/>Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed:</p> <p>(a) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy;</p> <p>(b) for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use;</p> <p>(c) to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot;</p> <p>(d) to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists;</p> <p>(e) at an adequate width, suitable gradient and appropriate</p> | <p><b>AO3.1</b><br/>Development provides roads, pavement and concrete kerb and channel that provide for:</p> <p>(a) design and construction in accordance with the road hierarchy;</p> <p>(b) safe travel for pedestrian, cyclists and vehicles;</p> <p>(c) access to properties for all modes;</p> <p>(d) utilities;</p> <p>(e) high levels of aesthetics and amenity, improved liveability and future growth;</p> <p>(f) a high-quality streetscape;</p> <p>(g) a low-maintenance asset with minimal whole-of-life cost.</p> <p><i>Editor's note—See Section B for additional requirements where new road is proposed.</i></p> | <p><b>AO3.1</b><br/>The proposed subdivision will include removal of the existing redundant vehicle crossover and reinstatement of the Buckland Road kerb and verge to council's standards.</p> <p>This can be conditioned on any development approval.</p> | <p><input checked="" type="checkbox"/> Compliant<br/><input type="checkbox"/> N/A<br/><input type="checkbox"/> Performance Solution</p> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>AO3.2</b><br/>Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>AO3.2</b><br/>Each proposed lot will obtain access directly off Buckland Road, with crossover location to</p>                                                                                                                                         | <p><input checked="" type="checkbox"/> Compliant<br/><input type="checkbox"/> N/A<br/><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                          | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PROPOSAL                                                                                                                                                                                                                                                                                                          | COMPLIANCE                                                                                                                                    |
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| <p>construction standard;</p> <p>(f) to avoid unreasonable detriment or nuisance to an adjacent premises;</p> <p>(g) to preserve the amenity and function of the public realm in accommodating:</p> <p>(i) high levels of pedestrian traffic;</p> <p>(ii) large subtropical street trees;</p> <p>(iii) on-street parking.</p> | <p>planning scheme policy.</p> <p><b>AO3.3</b><br/>Development provides each lot with access to a public road other than a major road, that is:</p> <p>(a) direct; or</p> <p>(b) via a formal access arrangement that is:</p> <p>(i) registered on a title over another lot; or</p> <p>(ii) a reciprocal access easement; or</p> <p>(iii) over common property;</p> <p>(iv) located as far away as practicable from an existing or proposed dwelling;</p> <p>(v) compliant with the road corridor design standards in the Infrastructure design planning scheme policy;</p> <p>(c) the width specified:</p> <p>(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</p> <p>(ii) in Table 9.4.10.3.B where in any other zone;</p> <p>(d) compliant with the standard vehicle</p> | <p>be designed in association with future dwelling design over each lot.</p> <p><b>AO3.3</b><br/>Direct vehicle access will be available to each proposed lot off Buckland Road.</p> <p>Each new access will be constructed in accordance with council standards as part of any future dwelling construction.</p> | <p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                     | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                          | PROPOSAL                                                                                                                                                                                           | COMPLIANCE                                                                                                                     |
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|                                                                                                                                                                                                                                                                                                                          | type requirements for the zone and zone precinct applicable to the site and intended use.                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                    |                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                          | <b>AO3.4</b><br>Development provides safe sight distances at the following locations:<br>(a) an access point along the frontage of each lot;<br>(b) a junction and an intersection, including corner truncation;<br>(c) a pedestrian or cyclist crossing.                                                                                                                                                                    | <b>AO3.4</b><br>Safe sight distance is available.                                                                                                                                                  | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                                                                                          | <b>AO3.5</b><br>Development provides grades within a lot that:<br>(a) enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy;<br>(b) do not require cut and fill in excess of 1m in height.                                                                                                                                                           | <b>AO3.5</b><br>Appropriate vehicle access is able to be achieved in accordance with these requirements.                                                                                           | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>PO4</b><br>Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks.<br><br><i>Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the Planning Act 2016.</i> | <b>AO4.1</b><br>Development provides land and works for infrastructure and services in compliance with the:<br>(a) Local government infrastructure plan;<br>(b) standards in the Infrastructure design planning scheme policy;<br>(c) Refuse planning scheme policy;<br>(d) Transport, access, parking and servicing planning scheme policy;<br>(e) Long term infrastructure plan;<br>(f) codes and planning scheme policies | <b>AO4.1</b><br>Each lot will have access to essential urban infrastructure prior to plan sealing.<br><br>Refer to enclosed Technical Memorandum prepared by Create Engineers for further details. | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                             | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                       | PROPOSAL                                                                                                                                                                                                                                                                                                                              | COMPLIANCE                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                  | that apply to the site.                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                |
|                                                                                                                                                                                                                                                  | <b>AO4.2</b><br>Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.                                                                                                                                           | <b>A04.2</b><br>Provision will be made for roof water from future dwellings on each lot to be discharged to the north-eastern corner of the site which contains an existing 225 diameter pipe inlet to direct runoff to the Kunde St.<br><br>Refer to enclosed Technical Memorandum prepared by Create Engineers for further details. | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                  | <b>AO4.3</b><br>Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is:<br>(a) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or<br>(b) a 6m long by 3 equal chord truncation if a minor road.                                                          | <b>N/A</b><br>The site is not a corner lot.                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>PO5</b><br>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. | <b>AO5</b><br>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:<br>(a) identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions;<br>(b) avoiding the hazard; or | <b>A05</b><br>The proposed lots will allow for normal occupation for residential uses.                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                 | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PROPOSAL | COMPLIANCE                                                                                                                                    |
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|                                                                                                                                                                                                                                                                                                                      | <p>(c) mitigating hazard impacts, including through buffers, structures or other necessary measures.</p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li>contaminated land;</li> <li>transport noise corridors on State-controlled roads and the rail network.</li> </ul> <p><i>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.</i></p> |          |                                                                                                                                               |
| <p>Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving:</p> <p>(a) rearranging the boundaries of a lot; or</p> <p>(b) volumetric format plan subdivision; or</p> <p>(c) a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |                                                                                                                                               |
| <p><b>PO6</b></p> <p>Development ensures that any rearrangement of a lot boundary:</p> <p>(a) does not create additional lots;</p> <p>(b) wholly contains infrastructure and services within the lot they serve;</p>                                                                                                 | <p><b>AO6</b></p> <p>No acceptable outcome is prescribed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N/A      | <p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ACCEPTABLE OUTCOMES                                                                                                                                               | PROPOSAL | COMPLIANCE                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------|
| (c) results in lots having a dimension, arrangement and size that maintains or improves consistency with the:<br>(i) character intended for the locality;<br>(ii) outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.                                                                                                                                                                                                                                                                               |                                                                                                                                                                   |          |                                                                                                                                |
| <b>PO7</b><br>Development ensures that volumetric format plan subdivision and any associated statutory easements:<br>(a) facilitate efficient development;<br>(b) ensure reasonable and practical access to services, facilities and infrastructure appropriate to the current and any intended future use of the premises;<br>(c) are in accordance with an existing development approval or approved building;<br>(d) are consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site. | <b>AO7</b><br>No acceptable outcome is prescribed.                                                                                                                | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>PO8</b><br>Development ensures that a subdivision involving 2 or more zones, zone precincts, a neighbourhood plan precinct or overlay sub- categories,                                                                                                                                                                                                                                                                                                                                                                                       | <b>AO8.1</b><br>Development ensures that the boundary between the zones, zone precincts, neighbourhood plans, overlays and land uses are reflected in the design, | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                           | ACCEPTABLE OUTCOMES                                                                                                                                                              | PROPOSAL | COMPLIANCE                                                                                                                     |
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| provides for the:                                                                                                                                                                              | arrangement and boundaries for proposed lots to the extent relevant.                                                                                                             |          |                                                                                                                                |
| (a) different lot design requirements that are applicable to the zones, zone precincts, neighbourhood plans and overlays and applicable to the site;                                           | <b>AO8.2</b><br>Development includes separation, buffers, management zones or other means to address any adverse amenity, health or safety impacts caused by an adjacent use.    | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (b) lawful uses intended for the site and the locality.                                                                                                                                        | <b>AO8.3</b><br>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. | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>Section B—Transport, traffic and movement outcomes for reconfiguring a lot involving:</b><br>(a) 10 or more lots; or<br>(b) road reserve or new road; or<br>(c) cycle or pedestrian routes. |                                                                                                                                                                                  |          |                                                                                                                                |
| <b>PO9</b><br>Development ensures that the transport network and all its component elements is designed to:                                                                                    | <b>AO9</b><br>Development provides a transport network that:                                                                                                                     | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| (a) facilitate the efficient and cost-effective provision and maintenance of infrastructure;                                                                                                   | (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) deliver the intended functional outcome of each element;                                                                                                                                   | (b) completes, aligns and integrates with the relevant components of the surrounding transport network identified through:                                                       |          |                                                                                                                                |
| (c) have a clear hierarchical structure using the existing network classification;                                                                                                             | (i) the Road hierarchy overlay map;                                                                                                                                              |          |                                                                                                                                |
| (d) provide a high level of internal accessibility and external connectivity for local vehicle, pedestrian and bicycle networks                                                                | (ii) the Bicycle network overlay map;                                                                                                                                            |          |                                                                                                                                |
|                                                                                                                                                                                                | (iii) the Streetscape hierarchy overlay map;                                                                                                                                     |          |                                                                                                                                |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PROPOSAL | COMPLIANCE |
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| <p>and where relevant, public transport and freight networks.</p> <p><i>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.</i></p> <p><i>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.</i></p> | <p>(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;</p> <p>(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;</p> <p>(c) when resulting in a stub road for a proposed future road connection, provides a turn-around area or easement in compliance with the {Link, 10350, Refuse planning scheme policy and the Infrastructure design planning scheme policy.</p> <p><i>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.</i></p> <p><i>Note—This outcome can be demonstrated through an application that:</i></p> <ul style="list-style-type: none"> <li><i>is accompanied by sufficient information (including computer modelling input and output data) to allow the proposed development to be</i></li> </ul> |          |            |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PROPOSAL | COMPLIANCE                                                                                                                                |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><i>properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy;</i></p> <ul style="list-style-type: none"> <li><i>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.</i></li> </ul> |          |                                                                                                                                           |
| <p><b>PO10</b><br/>Development provides permeable, connected, attractive and safe pedestrian and bicycle networks that:</p> <ul style="list-style-type: none"> <li>(a) are designed to provide permeability for pedestrians and cyclists having regard to the surrounding area and existing and future networks;</li> <li>(b) are safe, suitably shaded and embellished, attractive and efficient;</li> <li>(c) link destinations such as major developments, public transport stops and parks along the safest,</li> </ul> | <p><b>AO10.1</b><br/>Development provides a pedestrian and bicycle network that connects into the broader network of proposed and existing pathways, that:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) uses a pedestrian and bicycle accessibility grid-based network throughout the development where no overlay, neighbourhood plan, preliminary approval, development</li> </ul>                                      | N/A      | <p><input type="checkbox"/> Compliant<br/> <input checked="" type="checkbox"/> N/A<br/> <input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PROPOSAL   | COMPLIANCE                                                                                                                                    |
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| <p>most direct and convenient routes;</p> <p>(d) provide routes that are on areas of least slope and avoid potential hazards such as flooding;</p> <p>(e) run predominantly along public spaces including streets or parks that are fronted by dwellings;</p> <p>(f) are located where there is casual surveillance, avoiding an area with a major break in surveillance and an unlit area at night;</p> <p>(g) are widened at potential vehicle conflict points.</p> <p><i>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.</i></p> <p><i>Note—Pedestrian and bicycle networks should be designed in conjunction with the design of the road network and lot layout.</i></p> | <p>approval or structure plan applies.</p> <p><i>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.</i></p> <p><b>AO10.2</b><br/>Development provides pathway links outside the road corridor that:</p> <p>(a) comply with the Infrastructure design planning scheme policy;</p> <p>(b) incorporate key elements of crime prevention through environmental design, including:</p> <p>(i) having a maximum length of 40m;</p> <p>(ii) providing a direct line of sight between ends of the link;</p> <p>(iii) connecting between the road network and the park where development is located between them.</p> <p><i>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.</i></p> <p><i>Note—A minimum of 50% of any park frontage should be to a minor road.</i></p> | <p>N/A</p> | <p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ACCEPTABLE OUTCOMES                                                                                                                                                                               | PROPOSAL | COMPLIANCE                                                                                                                     |
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| <b>PO11</b><br>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: <ul style="list-style-type: none"> <li>(a) safe and efficient movement of users, including vehicles, cyclists and pedestrians;</li> <li>(b) vehicle parking;</li> <li>(c) access to properties, including accommodation of the largest design service vehicle;</li> <li>(d) construction and maintenance of public utilities;</li> <li>(e) landscaping, street trees and shading;</li> <li>(f) safety and visibility;</li> <li>(g) integrated pedestrian and cyclist movement and safety;</li> <li>(h) noise reduction;</li> <li>(i) required design vehicles;</li> <li>(j) utility services.</li> </ul> | <b>AO11</b><br>Development provides a road reserve and carriageway that is designed in compliance with its road hierarchy classification within the Infrastructure design planning scheme policy. | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>PO12</b><br>Development provides a road network that: <ul style="list-style-type: none"> <li>(a) includes a minor road network that creates convenient and safe movement between uses and to major roads;</li> <li>(b) positively contributes to and</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>AO12.1</b><br>Development provides a road network which is designed and constructed in compliance with the Infrastructure design planning scheme policy.                                       | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>AO12.2</b><br>Development provides a minor road frontage for a minimum 50% of any park                                                                                                         | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PROPOSAL | COMPLIANCE                                                                                                                                    |
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| <p>enhances the bicycle network and streetscape hierarchy;</p> <p>(c) caters for the expected vehicle, pedestrian and cyclist use;</p> <p>(d) utilises geometry consistent with the standards relevant for the road hierarchy;</p> <p>(e) provides safe vehicular access to each lot where direct lot access is allowed;</p> <p>(f) prevents the needs for traffic-calming devices and ensures speed management is achieved by geometric design and arrangement of roads and paths;</p> <p>(g) provides safe pedestrian and cyclist crossings;</p> <p>(h) minimises the need for earthworks;</p> <p>(i) provides minor roads adjoining and overlooking the public parks network;</p> <p>(j) enables the creation of lots that facilitate sufficient solar access for potential dwellings, buildings, structures and activity areas;</p> <p>(k) maximises the quality of the public realm, provision of street trees and availability of on-street parking.</p> | <p>edge where involving new park or adjoining the site of an existing or approved park.</p> <p><b>AO12.3</b></p> <p>Development provides road network that:</p> <p>(a) is generally orientated on a modified grid pattern that allows for topographic constraints;</p> <p>(b) facilitates the following orientation wherever possible:</p> <p>(i) generally north-south roads, to allow lots to have their long axes typically orientated east-west;</p> <p>(ii) generally east-west roads, to allow lots to have their long axes typically orientated north-south.</p> | N/A      | <p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                 | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | PROPOSAL | COMPLIANCE                                                                                                                     |
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| <b>PO13</b><br>Development provides connected road, pedestrian and bicycle networks. | <b>AO13</b><br>Development involving new road ensures that a no through road is included only where: <ul style="list-style-type: none"> <li>(a) physical features obstruct road network continuity;</li> <li>(b) it is demonstrated that there is no alternative road layout, option or arrangement to provide for road continuity;</li> <li>(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;</li> <li>(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;</li> <li>(e) if for residential development, a no through road:               <ul style="list-style-type: none"> <li>(i) accommodates a maximum of 200 vehicle movements per day;</li> <li>(ii) provides a visible manoeuvring area from the no through road entrance;</li> <li>(iii) is no longer than 150m.</li> </ul> </li> <li>(f) if for industrial development, a no through road accommodates a</li> </ul> | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                         | PROPOSAL | COMPLIANCE                                                                                                                                    |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>maximum of 1,000 vehicle movements per day.</p> <p><i>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.</i></p> |          |                                                                                                                                               |
| <p><b>PO14</b></p> <p>Development maximises opportunities to provide on-street car parking where:</p> <p>(a) in compliance with the intended function of the road;</p> <p>(b) taking into consideration kerb space requirements for:</p> <p>(i) bus stops, passenger set down, servicing and traffic control devices;</p> <p>(ii) street trees and landscaping;</p> <p>(iii) street furniture and public signage;</p> <p>(iv) utilities and other infrastructure.</p> | <p><b>AO14</b></p> <p>Development provides on-street car parking in compliance with the Infrastructure design planning scheme policy and Transport, access, parking and servicing planning scheme policy.</p>                                                                                                                                                                                                                               | N/A      | <p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |
| <p><b>PO15</b></p> <p>Development provides intersection designs that ensure:</p> <p>(a) safety, efficient function and visibility for vehicles, pedestrians</p>                                                                                                                                                                                                                                                                                                       | <p><b>AO15</b></p> <p>Development provides intersections that are designed in compliance with the Infrastructure design planning scheme policy.</p>                                                                                                                                                                                                                                                                                         | N/A      | <p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                     | PROPOSAL | COMPLIANCE                                                                                                                     |
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| and cyclists;<br>(b) verge areas that provide sufficient space for safe pedestrian movement;<br>(c) sufficient space for infrastructure and traffic management.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                         |          |                                                                                                                                |
| <b>PO16</b><br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>AO16</b><br>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. | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>PO17</b><br>Development provides a transport network that is:<br>(a) designed to operate safely for users, pedestrians and cyclists;<br>(b) ensures emergency access or evacuation in emergencies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>AO17</b><br>Development provides a secondary road access if access to lots is used by more than 1,000 vehicles per day.                                                                                                              | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| Section C—Specific performance outcomes and acceptable outcomes applicable to development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                         |          |                                                                                                                                |
| Section C1—Development for reconfiguring a lot involving any of the following:<br>(a) a site that is more than 1ha in the Emerging community zone; or<br>(b) the number of potential dwellings is 20 or more in the Emerging community zone; or<br>(c) a site that is more than 7,000m <sup>2</sup> in the Low density residential zone; or<br>(d) the number of lots is 20 or more; or<br>(e) the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or<br>(f) the creation of more than 50% of the lots with an area less than 350m <sup>2</sup> where not associated with a material change of use or in accordance with an approved building. |                                                                                                                                                                                                                                         |          |                                                                                                                                |
| <i>Note—Refer to the Structure planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate dwelling houses or where reconfiguring a lot is not proposed in conjunction with a material change of use.</i>                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                         |          |                                                                                                                                |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PROPOSAL | COMPLIANCE                                                                                                                                    |
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| <p><b>PO18</b><br/>Development delivers contained, sustainable and functional communities comprised of walkable, highly connected and legible neighbourhoods that ensure:</p> <p>(a) the lot frontage of all residential lots is within:</p> <p>(i) 400m walking distance from a local park, community hub or other central focal point to create a strong and positive neighbourhood identity;</p> <p>(ii) 800m walking distance of a local shop and services;</p> <p>(b) the greatest intensity of development is within 400m walking distance from:</p> <p>(i) a centre other than a Neighbourhood centre;</p> <p>(ii) high frequency public transport;</p> <p>(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;</p> <p>(d) connected transport and public parks networks are provided to</p> | <p><b>AO18.1</b><br/>Development is designed and sited in compliance with:</p> <p>(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:</p> <p>(i) integration, connection and relationship of the site with surrounding land uses;</p> <p>(ii) roads, pathways, bicycle and public transport stops and stations;</p> <p>(iii) character and environmental values and development constraints;</p> <p>(iv) parks and key destinations such as centres and community facilities; or</p> <p>(b) a structure plan prepared in accordance with the Structure planning planning scheme policy.</p> <p><i>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</i></p> | N/A      | <p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PROPOSAL | COMPLIANCE                                                                                                                                    |
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| <p>encourage public and active transport use within and between neighbourhoods;</p> <p>(e) an interconnected street pattern that results in safe, connected and permeable neighbourhoods;</p> <p>(f) centrally located parks;</p> <p>(g) sites are provided for community activities, services and facilities and utilities;</p> <p>(h) integrated development with compatible surrounding development approvals and established residential areas;</p> <p>(i) the outcomes of neighbourhood plans are delivered;</p> <p>(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.</p> <p><i>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.</i></p> | <p><i>accordance with the Structure planning planning scheme policy where this information is insufficient.</i></p> <p><b>AO18.2</b></p> <p>Development likely to generate significant pedestrian movements provides a layout with a:</p> <p>(a) maximum street block length of 220m;</p> <p>(b) maximum street block depth of 80m;</p> <p>(c) mid-block pedestrian pathway:</p> <p>(i) every 150m of street block length or part thereof where a street block length exceeds 200m;</p> <p>(ii) providing a minimum 5m wide direct line of sight between the link ends.</p> | N/A      | <p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                     | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                               | PROPOSAL | COMPLIANCE                                                                                                                     |
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| <p><i>Note—In interpreting PO18(b)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.</i></p>                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                   |          |                                                                                                                                |
| <p><b>PO19</b><br/>Development ensures that the layout retains and responds to:</p> <ul style="list-style-type: none"> <li>(a) physical features such as topography, natural drainage systems and significant vegetation;</li> <li>(b) existing heritage or character buildings;</li> <li>(c) adjoining existing uses and the transport and public park networks.</li> </ul>                             | <p><b>AO19.1</b><br/>Development retains and incorporates significant vegetation within a park, the road reserve, waterways or corridors, common property or private open space areas.</p> <p><i>Note—The Vegetation planning scheme policy provides guidance on determining what significant vegetation is to be considered in demonstrating achievement of this outcome</i></p> | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>AO19.2</b><br/>Development integrates heritage or character buildings with community facilities or shared facilities.</p>                                                                                                                                                                                                                                                   | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <p><b>PO20</b><br/>Development provides a layout that supports pedestrian access to public transport services by locating:</p> <ul style="list-style-type: none"> <li>(a) a high proportion of dwellings close to public transport stops;</li> <li>(b) higher density residential development close to transport stops;</li> <li>(c) non-residential or high trip-generating uses immediately</li> </ul> | <p><b>AO20</b><br/>Development provides 90% or more of lots and all non-residential uses intended for public visitation within a 400m walking distance of an existing or future stop on a public transport route or a dedicated public pedestrian access point to a railway or busway station.</p>                                                                                | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                 | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                            | PROPOSAL | COMPLIANCE                                                                                                                     |
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| proximate to transport stops.                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                |          |                                                                                                                                |
| <b>PO21</b><br>Development provides a high proportion of lots that can accommodate climate-responsive subtropical building design for solar access and breeze.                                                                                                                                                                       | <b>AO21.1</b><br>Development provides lots that are generally designed and positioned to locate:<br>(a) small lots or the greatest dwelling densities on north-facing slopes with gradients of less than 15%;<br>(b) larger lots or the lowest dwelling densities on south-facing slopes or parts of the site where solar access is poor.                                                                      | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                                                                                                      | <b>AO21.2</b><br>Development involving a small lot that has a building envelope plan, or provides for integrated small lot development, identifies on the building envelope plan private open space orientated to the north or north-east if this can be accommodated to the rear or side of buildings.                                                                                                        | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>PO22</b><br>Development provides a range of lot sizes and types mixed in one location and located on any street frontage that:<br>(a) meet the housing choice outcomes for the zone, zone precinct or neighbourhood plan;<br>(b) is consistent with the surrounding lot character; or<br>(c) provides a gradual transition in lot | <b>AO22.1</b><br>Development provides a range of lot sizes that comply with:<br>(a) the zone, zone precinct, neighbourhood plan, preliminary approval or development approval; or<br>(b) if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, a maximum of 18 dwellings per hectare | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | PROPOSAL | COMPLIANCE                                                                                                                                    |
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| <p>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.</p> <p><i>Note—A performance outcome for a small lot that does not comply with AO22.2 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.</i></p> | <p>in the Low density residential zone, and 24 dwellings per hectare in the Low-medium density residential zone; or</p> <p>(c) if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, the requirements of Table 9.4.10.3.B and surrounding lot character consistent with the proposed uses of the site.</p> <p><i>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.</i></p> |          |                                                                                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>AO22.2</b></p> <p>Development fronting an existing or proposed road provides:</p> <p>(a) no more than 6 contiguous small lots that are separated by no less than 2 standard lots from other small lots, where in the Emerging community zone, Low density residential zone and Character residential zone;</p> <p>(b) no more than 6 contiguous small lots that feature abutting built to boundary walls, where in the Low-medium</p>                                                                                                                                                                                                                                                                                                                                          | N/A      | <p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                         | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PROPOSAL | COMPLIANCE                                                                                                                                    |
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|                                                                                                                                                                                                                              | <p>density residential zone;</p> <p>(c) if adjoining land in the Residential zones category or the Emerging community zone:</p> <p>(i) a consistent lot character;</p> <p>(ii) a gradual transition in lot sizes, dimensions and layout where within 400m walking distance from a centre other than a Neighbourhood centre, and high frequency public transport.</p> <p><i>Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.</i></p> <p><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.</i></p> |          |                                                                                                                                               |
| <p><b>PO23</b></p> <p>Development involving lots for non-residential, centre or mixed use development is provided in the following appropriate locations that take advantage of:</p> <p>(a) site access opportunities or</p> | <p><b>AO23</b></p> <p>Development involving lots for non-residential, centre or mixed use development in a residential neighbourhood or subdivision are located:</p> <p>(a) with a frontage to a road higher than a minor road in the road hierarchy that</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N/A      | <p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                             | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PROPOSAL | COMPLIANCE                                                                                                                     |
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| restrictions;<br>(b) positive streetscape or park interface opportunities;<br>(c) opportunities to locate near transport stops or on transport routes;<br>(d) uses and building forms to act as noise buffers to external noise sources such as major roads, railways or other non-residential uses;<br>(e) development interfaces and land use transitions to residential uses. | can serve as the primary vehicle access point;<br>(b) on the end of street blocks or corners;<br>(c) within 200m walking distance of a dedicated public pedestrian access point of, or is integrated with, a public transport stop or station;<br>(d) so that the change of use between residential and non-residential uses occurs along the shared rear boundaries of lots.                                                                                                    |          |                                                                                                                                |
| <b>PO24</b><br>Development provides a lot mix and location within a residential neighbourhood or subdivision that supports positive streetscape outcomes and balances expected building forms, driveway frequency, on-street parking, water sensitive urban design and other elements.                                                                                           | <b>AO24.1</b><br>Development where providing lots for multiple dwellings:<br>(a) facilitates direct pedestrian and vehicle access to ground-floor dwellings;<br>(b) locates lots:<br>(i) on corner sites; or<br>(ii) at the ends of street blocks; or<br>(iii) where they have dual frontage.<br><br><i>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.</i> | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                                                                                                                                                  | <b>AO24.2</b><br>Development ensures that a lot that is less than 350m <sup>2</sup> or with a frontage width less than 10m:<br>(a) is located mid-block or adjacent to a                                                                                                                                                                                                                                                                                                         | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                      | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                    | PROPOSAL | COMPLIANCE                                                                                                                     |
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|                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>park where there is dual frontage;</p> <p>(b) is located in a group up to but not more than 6 in a row to enable integrated design and construction solutions;</p> <p>(c) if serviced by a rear lane, the lane is no longer than 60m in length.</p> |          |                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>AO24.3</b></p> <p>Development provides for larger lots located on corners or at the end of T-intersections.</p>                                                                                                                                  | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <p><b>PO25</b></p> <p>Development involving a lot intended for a dwelling house is of a regular shape and an appropriate size and dimensions:</p> <p>(a) for the siting and construction of any existing or potential dwelling houses and any ancillary building or activity;</p> <p>(b) to maximise outdoor private space, privacy and amenity;</p> <p>(c) to provide convenient on-site vehicle access and parking.</p> | <p><b>AO25.1</b></p> <p>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.</p>                                                     | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>AO25.2</b></p> <p>Development with lots less than 600m<sup>2</sup> provides lots that are rectangular or regular in shape and has a minimum of 65% of lots orientated in accordance with Figure a.</p>                                           | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <p><b>PO26</b></p> <p>Development provides land for park purposes that is well distributed and located and is consistent with:</p> <p>(a) the nature of surrounding parks;</p> <p>(b) the needs of occupants and visitors;</p> <p>(c) the safety and connection to the transport network.</p>                                                                                                                             | <p><b>AO26</b></p> <p>Development provides land for park purposes that is in compliance with the Park planning and design code and the Local government infrastructure plan.</p>                                                                       | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | PROPOSAL                                                                                                                                                                                                                                                                                                                                                                                                                          | COMPLIANCE                                                                                                                     |
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| Section C2—Detailed performance outcomes and acceptable outcomes for a small lot:<br>(a) not complying with the dimensions in Table 9.4.10.3.B; or<br>(b) with a frontage width of less than 10m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                |
| <b>PO27</b><br>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:<br>(a) intended character of a locality;<br>(b) quality of the public realm and the provision of street trees;<br>(c) availability of on-street car parking;<br>(d) natural, character or heritage features of the lot.<br><br><i>Note—A performance outcome for a small lot that does not comply with AO27.1, AO27.2, AO27.3 and AO27.4 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.</i> | <b>AO27.1</b><br>Development where a small lot and not complying with the dimensions in Table provides a development footprint plan:<br>(a) formed by the acceptable outcomes for side and rear boundary setbacks for a dwelling house in compliance with the Dwelling house (small lot) code;<br>(b) 3m to the primary street frontage or the least setback of an adjoining dwelling, wherever is greater;<br>(c) 1.5m to any secondary street frontage where for a corner lot;<br>(d) 3m to any private open space on an existing or proposed adjoining small lot.<br><br><i>Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.</i> | <b>PO27</b><br>The proposed lots are fully compliant with the dimensions in Table 9.4.10.3.B, with the exception of frontage width which is slightly less than 10m (ie. 9.884m).<br><br>Given the minor width discrepancy of only 116mm, it is not considered necessary to provide a development footprint plan. Instead, each future dwelling will be subject to the standard provisions of the Dwelling house (small lot) code. | <input type="checkbox"/> Compliant<br><input type="checkbox"/> N/A<br><input checked="" type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | PROPOSAL                                                                                                                                                                                                      | COMPLIANCE                                                                                                                              |
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|                      | <p><b>AO27.2</b><br/>Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a minimum of 16m<sup>2</sup> principle private open space with a minimum dimension of 4m.</p> <p><i>Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.</i></p> <p><i>Note—The development footprint does not override the Dwelling house (small lot) code other than to the extent provided for in that code.</i></p> | <p><b>N/A</b><br/>The proposed lots are fully compliant with the dimensions in Table 9.4.10.3.B applicable to the Character residential (infill) house zone. Therefore, this provision is not applicable.</p> | <p><input type="checkbox"/> Compliant<br/><input checked="" type="checkbox"/> N/A<br/><input type="checkbox"/> Performance Solution</p> |
|                      | <p><b>AO27.3</b><br/>Development locates the development footprint plan so that no more than 6 dwelling houses in a row provide for co-located built to boundary walls.</p> <p><i>Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994</i></p>                                                                                                                                                                                                                   | <p><b>N/A</b><br/>A development footprint plan is not required.</p>                                                                                                                                           | <p><input type="checkbox"/> Compliant<br/><input checked="" type="checkbox"/> N/A<br/><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                           | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | PROPOSAL                                                                                                                                                                                                                                                         | COMPLIANCE                                                                                                                                                                                                                                                                          |
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|                                                                                                                                                                                                                                                                                                | <p>and Land Act 1994.</p> <p><b>AO27.4</b><br/>Development where a small lot with a frontage width of less than 10m provides a development footprint plan demonstrating that any vehicle parking areas, access or driveway is in a location that:</p> <ul style="list-style-type: none"> <li>(a) minimises impacts to existing street trees and on-street car parking;</li> <li>(b) maximises opportunities for street tree planting and on-street car parking.</li> </ul> <p><i>Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.</i></p> | <p><b>PO27</b><br/>Given the minor width discrepancy of only 116mm, it is not considered necessary to provide a development footprint plan. Instead, each future dwelling will be subject to the standard provisions of the Dwelling house (small lot) code.</p> | <p><input type="checkbox"/> Compliant<br/> <input type="checkbox"/> N/A<br/> <input checked="" type="checkbox"/> Performance Solution</p>                                                                                                                                           |
| <b>Section C3—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone</b>                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                     |
| <p><b>PO28</b><br/>Development provides a lot layout plan that:</p> <ul style="list-style-type: none"> <li>(a) facilitates the integration of industrial development with other adjacent industrial development and the transport network elements intended for industrial traffic;</li> </ul> | <p><b>AO28.1</b><br/>Development involving an industrial lot ensures vehicle access is to a road intended for industrial access, not a residential street.</p> <p><b>AO28.2</b><br/>Development provides lots or easements for non-industrial uses such as private open space, environmental or stormwater management that create spatial separation</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b>N/A</b><br/>The site is not located within an Industry zone.</p> <p><b>N/A</b><br/>The site is not located within an Industry zone.</p>                                                                                                                    | <p><input type="checkbox"/> Compliant<br/> <input checked="" type="checkbox"/> N/A<br/> <input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Compliant<br/> <input checked="" type="checkbox"/> N/A<br/> <input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                           | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                          | PROPOSAL                                                                                                                          | COMPLIANCE                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| (b) minimises impacts to existing or potential incompatible land uses.                                                                                                                                                                                                                                                                                                         | between industrial lots and other incompatible land uses.                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                   |                                                                                                                                |
| <b>PO29</b><br>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.                                                                                                                                                                                | <b>AO29</b><br>Development provides lots that are arranged to: <ul style="list-style-type: none"> <li>(a) provide direct frontage to a railway, road freight depot, intermodal terminal, airport or seaport loading and unloading area;</li> <li>(b) be accessed by shared access ways, over private land or public road in the site, linking to the loading and unloading areas.</li> </ul> | <b>N/A</b><br>The site is not located within an Industry zone.                                                                    | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>PO30</b><br>Development in the General industry C zone precinct of the Industry zone and the Extractive industry zone, provides lots that: <ul style="list-style-type: none"> <li>(a) are of a size that facilitates a variety of industrial and industry compatible land uses;</li> <li>(b) are not subdivided or otherwise fragmented into unviable lot sizes.</li> </ul> | <b>AO30</b><br>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.                                                                                                                                                                                                 | <b>N/A</b><br>The site is not located within an Industry zone.                                                                    | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>Section C4—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone</b>                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                   |                                                                                                                                |
| <i>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.</i>                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                   |                                                                                                                                |
| <b>PO31</b><br>Development: <ul style="list-style-type: none"> <li>(a) facilitates the integration of centre and mixed uses with</li> </ul>                                                                                                                                                                                                                                    | <b>AO31</b><br>No acceptable outcome is prescribed.                                                                                                                                                                                                                                                                                                                                          | <b>N/A</b><br>The site is not located within a Centre zone, Mixed use zone, Community facilities zone or Specialised centre zone. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | PROPOSAL                                                                                                                                                                                    | COMPLIANCE                                                                                                                     |
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| adjacent uses and features;<br>(b) complements and enhances existing or proposed public spaces;<br>(c) ensures minimum impact on the amenity of adjacent and nearby areas;<br>(d) provides for reasonable buffers between any existing or potential incompatible land uses.                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                             |                                                                                                                                |
| <b>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</b>                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                             |                                                                                                                                |
| <b>PO32</b><br>Development provides a lot design that protects, maintains and enhances ecological features, significant vegetation, koala habitat trees and rural land values.<br><br><i>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 scheme policy.</i><br><br><i>Note—This performance outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building</i> | <b>AO32</b><br>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:<br>(a) consolidates and connects areas to be conserved for biodiversity purposes on site and in combination with adjoining sites;<br>(b) minimises fragmentation of areas to be conserved for biodiversity purposes by infrastructure;<br>(c) does not further fragment viable rural land.<br><br><i>Note—This acceptable outcome requires identification of a development footprint plan or</i> | <b>N/A</b><br>The site is not located within the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | PROPOSAL                                                                                                                                                                                    | COMPLIANCE                                                                                                                     |
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| <i>envelope plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.</i>                                                                                                                                                                                                                                            | <i>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 Land Title Act 1994 and the Land Act 1994.</i>                                                                                                                                                                                                                                                           |                                                                                                                                                                                             |                                                                                                                                |
| <b>PO33</b><br>Development provides vehicular access that is: <ul style="list-style-type: none"> <li>(a) available to each lot or building envelope area;</li> <li>(b) does not result in the loss of ecological features, significant vegetation and koala habitat trees.</li> </ul> <i>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.</i> | <b>AO33</b><br>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.<br><br><i>Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.</i> | <b>N/A</b><br>The site is not located within the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan. | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
| <b>Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots</b>                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                             |                                                                                                                                |
| <b>If dividing land into parts by an agreement that is a lease or an exclusive use agreement or lease or the reconfiguring of an existing or approved building whether or not including land</b>                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                             |                                                                                                                                |
| <b>PO34</b><br>Development does not result in: <ul style="list-style-type: none"> <li>(a) the use of a premises being impaired or made unlawful;</li> <li>(b) dependent activities of a use becoming separated by titling;</li> <li>(c) the functioning of the relevant</li> </ul>                                                                                                                                                                                                     | <b>AO34.1</b><br>Development ensures: <ul style="list-style-type: none"> <li>(a) the use of premises remains lawful;</li> <li>(b) development remains in compliance with planning and building standards and development approvals.</li> </ul>                                                                                                                                                                                                                                                                                                                       | <b>N/A</b>                                                                                                                                                                                  | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>AO34.2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>N/A</b>                                                                                                                                                                                  | <input type="checkbox"/> Compliant                                                                                             |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ACCEPTABLE OUTCOMES                                                                                                                                         | PROPOSAL | COMPLIANCE                                                                                          |
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| <p>development approval being compromised.</p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> | <p>Development of premises for its intended or approved use is lawful and in compliance with planning and building standards and development approvals.</p> |          | <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ACCEPTABLE OUTCOMES                                        | PROPOSAL | COMPLIANCE                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <p>If involving a standard format lot with common property such as requiring a community management scheme under the Body Corporate and Community Management Act 1997</p> <p><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.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                     |                                                            |          |                                                                                                                                               |
| <p><b>PO35</b><br/>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:</p> <ul style="list-style-type: none"> <li>(a) for siting and constructing the intended building and any ancillary outbuilding and structure;</li> <li>(b) for the provision of private open space, vehicle access and parking;</li> <li>(c) that are consistent with the zone, zone precinct, neighbourhood plan and overlay outcomes applicable to the site.</li> </ul> <p><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.</i></p> | <p><b>AO35</b><br/>No acceptable outcome is prescribed</p> | N/A      | <p><input type="checkbox"/> Compliant</p> <p><input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance Solution</p> |

| PERFORMANCE OUTCOMES                                                                                                                                                                                                                                                                                                                                            | ACCEPTABLE OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PROPOSAL | COMPLIANCE                                                                                                                     |
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| <b>PO36</b><br>Development provides internal access ways and driveways that: <ul style="list-style-type: none"> <li>(a) are designed to clearly indicate the function of the access way;</li> <li>(b) provide acceptable levels of access, functionality, safety, amenity and convenience for users, as well as catering for car parking facilities.</li> </ul> | <b>AO36.1</b><br>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: <ul style="list-style-type: none"> <li>(a) internal access ways that are designed in compliance with Table 9.4.10.3.C;</li> <li>(b) internal driveways serving a single dwelling that are a maximum of 3m wide;</li> <li>(c) driveways serving more than 3 lots that are at least 4m wide.</li> </ul> | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |
|                                                                                                                                                                                                                                                                                                                                                                 | <b>AO36.2</b><br>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.                                                                                                                                                                                                                                                                                                    | N/A      | <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Performance Solution |