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Code Report

Site

89 Alkoomie Street, **WYNNUM**

Proposal

- 1 Into 2 Lot Subdivision
- Siting Variation

Approvals

Reconfiguring a Lot – Development Permit
QDC Siting Variation

November 2026

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1. Development Use Code

1.1. MP1.2 – Design and Siting Standard for Single Detached Housing – On Lots 450m2 and Over

The following assessment relates to the relocated existing dwelling on proposed Lot 21 (498m²). It is provided for information, as the siting variation will be lodged separately.

<table>
<tr><th>Performance Criteria</th><th>Acceptable Solutions</th><th>Responses</th></tr>
<tr><td colspan="2">ELEMENT 1- DESIGN AND SITING OF BUILDINGS AND STRUCTURES</td><td></td></tr>
<tr><td>Buildings and Structures</td><td></td><td></td></tr>
<tr><td>P1
The location of a building or structure facilitates an acceptable streetscape, appropriate for –
(a) the bulk of the building or structure; and
(b) the road boundary setbacks of neighbouring buildings or structure; and
(c) the outlook and views of neighbouring residents; and
(d) nuisance and safety to the public.

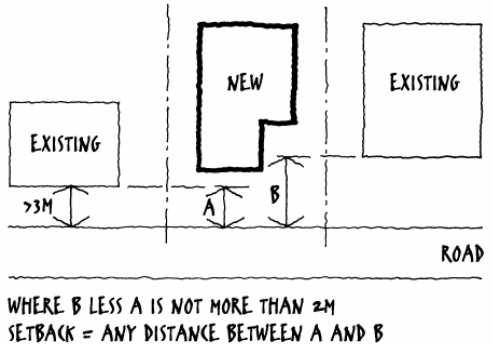
Figure 1

</td><td>A1
(a) For a detached dwelling the minimum road setback is:
(i). as in Table A1; or

TABLE A1
Street Type | Minimum Frontage setback (m)[1] | Minimum side to corner street (m)
Access place and Access street | 3.0 | 1.0
Collector street | 4.0 | 2.0

(ii). where there are existing detached dwellings on both adjoining lots and at least one of the detached dwellings is setback from the road between 3m and 6m, and the difference between their road setbacks is-
(A) not more than 2m- a distance between the two buildings (Figure 1); or</td><td>☒ Complies
☐ Performance Solution
☐ Not Applicable
The relocated dwelling onto proposed Lot 21 will continue to address Alkoomie Street with a road setback consistent with its current position and with the adjoining dwellings, in accordance with A1(a).</td></tr>
</table>

Figure 2

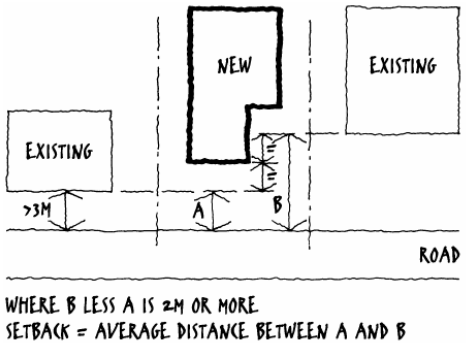
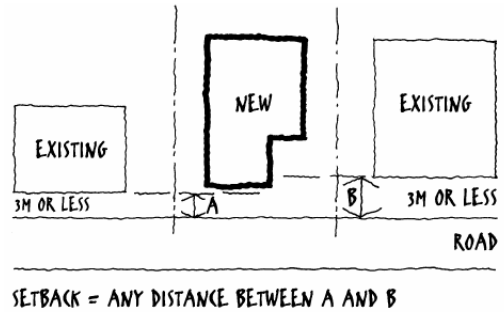


Figure 3



(B) more than 2m- the average of the road setbacks of the adjacent buildings (Figure 2); and

(iii). where adjacent buildings have road setbacks of 3m or less – any distance between the setbacks (Figure 3)

(b) For a garage/carport the minimum road setback is-

(i). as for A1(a); and

(ii). for a rectangular or near rectangular lot, the elevational dimension of openings facing the street is the lesser of 6m and 50% of the street frontage. (Figure 4)

(c) For a corner lot, the minimum road setback is-

(i). as for A1(a); and (b) (i) and (ii); except

(ii). where the average depth of the lot is 24m or less:

(A) for the nominated road frontage – as Table A1 (Figure 5); and

(B) for the other road frontage – as for A1; provided

(C) no building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages.

(d) For structures minimum road setbacks are as for A1(a), (b), and (c) except for –

(i). swimming pools where the minimum distance from the water to the road frontage is –

(A) where the vertical distance to the coping above the finished ground level is not more than 1.2m – 1.5m; or

(B) where a solid wall or fence at least 1.8m high above finished ground level is

Figure 4

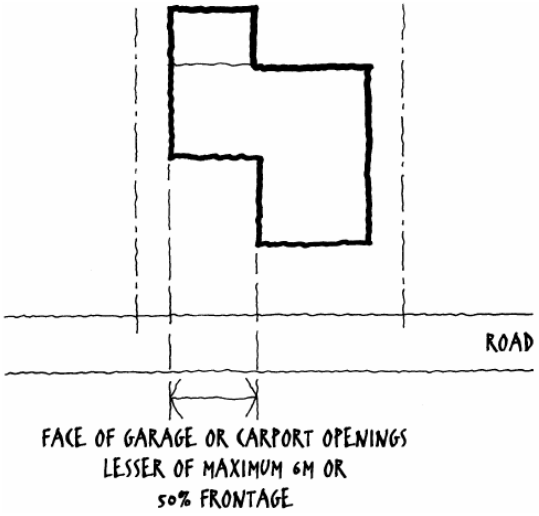
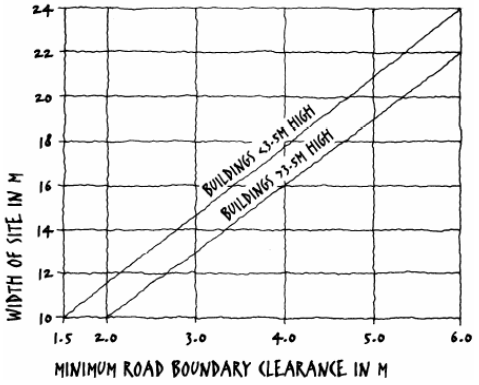


Table A1



constructed between the water and the road frontage and the top of the wall or fence is at least 1.0m above the top of the coping of the pool, – no requirement; and

(ii). screens, fences, retaining walls or a combination of screens fences or retaining walls not more than 2m in height; and

(iii). roofed gatehouses and arches having a –

(A) maximum area of 4m2; and

(B) not more than 2m wide elevation to street; and

(C) not more than 3m in height.

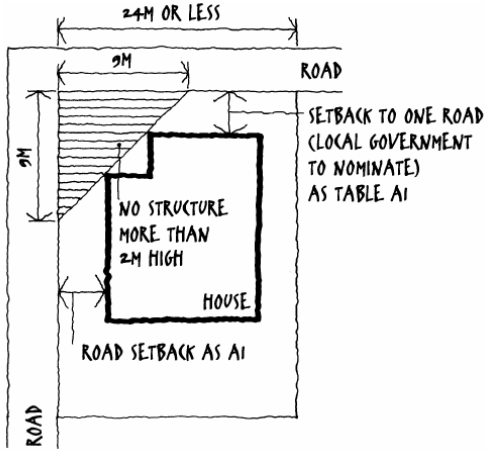
Figure 5  		
P2 Buildings and structures – (a) provide adequate daylight and ventilation to habitable rooms; and (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots. (c) do not adversely impact on the amenity and privacy of residents on adjoining lots.	**A2** (a) The side and rear boundary clearance for a part of the building or structure is – (i). where the height of that part is 4.5m or less - 1.5m; and (ii). where the height of that part is greater than 4.5m but not more than 7.5m - 2m; and (iii). where the height is greater that 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m. (b) For a rectangular or near rectangular narrow lot with a 15m or less frontage, the minimum side and rear setbacks for that part are – (i). where the height is not more than 7.5m – in accordance with Table A2; and (ii). where the height is more than 7.5 m – 2m plus 0.5 m for every 3 m or part of 3m by which the height exceeds 7.5m.	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** A siting variation for the relocated existing dwelling on proposed Lot 21 will be lodged separately. The required side boundary setbacks are 1.275m to the lower level and 1.7m to the upper level. The proposed setbacks to wall are: • 1m – Western side boundary to wall • 0.9m – Eastern side boundary to wall Refer to **Section 7** of the Planning Report for justification.

Table A2

Road Frontage in metres	Side and *Rear boundary clearances* *eight* in metres	
	4.5 or less	4.5 to 7.5
14.501 – 15.000	1.425	1.900
14.001 – 14.500	1.350	1.800
13.501 – 14.000	1.275	1.700
13.001 – 13.500	1.200	1.600
12.501 – 13.000	1.125	1.500
12.001 – 12.500	1.050	1.400
11.501 – 12.000	0.975	1.300
11.001 – 11.500	0.900	1.200
10.501 – 11.000	0.825	1.100
10.500 or less	0.750	1.000

(c) Structures may be exempted from A2 (a) and (b) where-

(i). the structure is not a deck, patio, pergola, verandah or the like other than one permitted under A2 (c) (v)

(ii). the structure is not used for entertainment, recreational purposes or the like

(iii). a screen, fence or retaining wall or a combination of screens, fences of retaining walls not more than 2m high; or

(iv). a rainwater tank, including any supporting structure such as a stand, is not more than 2..4m high.

(v). Subject to (ii), it is a pergola or other structure which is-

(A) not enclosed by walls or roofed; and

(B) not more than 2.4m in height at the boundary; and

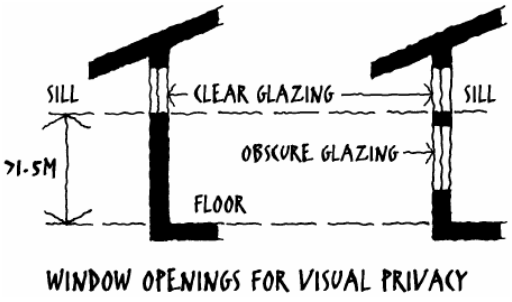
(C) primarily ornamental or for horticultural purposes.

(d) Subject to A2(c), class 10a buildings or parts may be within the boundary clearances nominated in A2 (a) and (b) where-

(i). the height of a part within the boundary clearance is not more than 4.5m and has a mean height of not more than 3.5m; and

(ii). the total length of all buildings or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and;

(iii). the class 10a buildings or parts within the boundary clearance are located no closer than 1.5m to a required window in a habitable room of an adjoining dwelling.

	(e) Swimming pools may be within the boundary clearances nominated in A2(a) and (b) where - (i). a solid wall or fence, constructed to prevent water entry onto adjoining lots, at least 1.8m high above finished ground level, is erected between the swimming pool and the boundary of the lot; and (ii). The top of the wall or fence is at least 1.0m above the top of the coping of the pool.	
P3 Adequate open space is provided for recreation, service facilities and landscaping.	**A3** The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed 50% of the lot area.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The carport, gazebo and water tank will be removed, and site cover on proposed Lot 21 is 48%.
P4 The height of a building is not to unduly – (a) overshadow adjoining houses; and (b) obstruct the outlook from adjoining lots.	**A4** For lot slopes- (a) up to 15%, the building height is not more than 8.5m; and (b) of 15% or more, the building height is not more than 10m.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The relocated dwelling remains unchanged at two storeys and not more than 8.5m in height.
P5 Buildings are sited and designed to provide adequate visual privacy for neighbours. **Figure 6**  WINDOW OPENINGS FOR VISUAL PRIVACY	**A5** Where the distance separating a window or balcony of a detached dwelling from the side or rear boundary is less than 1.5 m – (a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or (b) a window has a sill height more than 1.5m above the adjacent floor level, or (c) a window has obscure glazing below 1.5m (Figure 6).	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Side-facing windows of habitable rooms within 1.5m of a side boundary will be screened, have a sill height above 1.5m or use obscure glazing in accordance with A5. This can be conditioned.

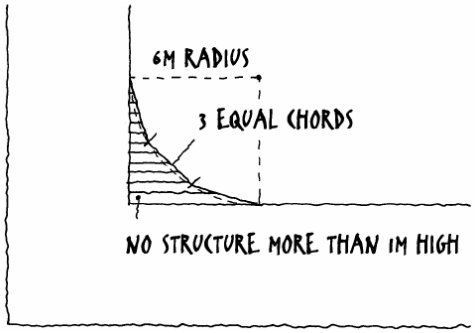
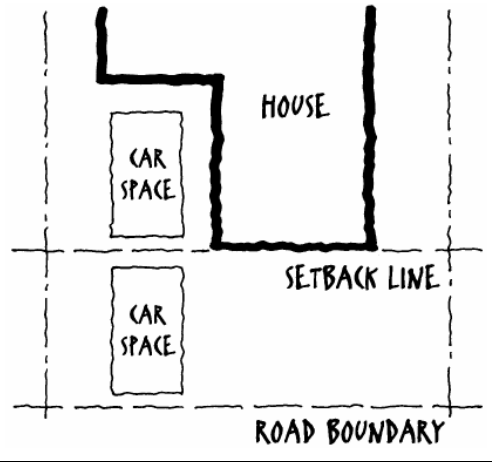
P6 The location of a building or structure facilitates normal building maintenance.	**A6** A wall is – (a) set back a minimum of 750mm from the side or rear boundary; or (b) where less than 750mm to the boundary, maintenance free, such as unpainted or untreated masonry or prefinished steel sheeting..	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The walls of the relocated dwelling are set back 1.0m from the Western side boundary and 0.9m from the Eastern side boundary.
P7 The size and location of structures on corner sites provide for adequate sight lines. **Figure 7**  	**A7** Fences, screens, and retaining walls and other structures are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the 2 road frontages (Figure 7).	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not a corner lot.
ELEMENT 2 – SPACE FOR ON-SITE CAR PARKING		
P8 Sufficient space for on-site carparking to satisfy the projected needs of residents and visitors, appropriate for – (a) the availability of public transport; and (b) the availability of on-street parking; and (c) the desirability of on-street parking in respect to the streetscape; and (d) the residents likelihood to have or need a vehicle.	**A8** (a) For each detached dwelling space is provided for parking two vehicles on the lot and the space has – (i). minimum dimensions as follows: (A) for a single uncovered parking space- 4.9m by 2.6m wide; and (B) for a single covered parking space- 5m by 3m wide; and (C) for a double covered parking space 5 by 5.5m wide; and	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Space for two vehicles is provided on proposed Lot 21, accessed from the existing crossover to Alkoomie Street.

Figure 8  	(D) for a single garage- 6m by 3m wide internally; and (E) for a double garage- 6m by 5.7m wide internally. (b) Car parking spaces maybe in tandem, provided one space is behind the road setback required under Element 1 (Figure 8).	
ELEMENT 3 – OUTDOOR LIVING SPACE		
P9 A detached dwelling has its own individual outdoor living space which – (a) has suitable size and slope is to allow residents to extend their living activities outdoors; and (b) is available for the sole use of the residents of individual dwellings; and (c) is adequately separated from each other to provide visual privacy	**A9** Each detached dwelling has a clearly defined outdoor living space which – (a) has an area of at least 16m2; and (b) has no dimension less than 4m; and (c) has access from a living area; and (d) Has a slope of not more than 1 in 10; and (e) provides visual privacy from another outdoor living space by a window/balcony screen	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Proposed Lot 21 retains a large rear yard with the existing pool, well in excess of 16m².

1.2. Subdivision Code

Performance Outcomes	Acceptable Outcomes	Responses
Section A—General performance outcomes and acceptable outcomes for reconfiguring a lot		
PO1 Development results in lots and an arrangement of lots that: a. enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use; b. are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; c. feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development; d. complement the streetscape, local context and character for the locality; e. address development constraints.	**AO1.1** Development provides lots with dimensions in compliance with Table 9.4.10.3.B. *Note—Dwelling density may also be specified in the planning scheme in addition to the minimum or average lot sizes specified in Table 9.4.10.3.B. Development must comply with both parameters.* *Note—Parts 1 to 3 of Table 9.4.10.3.B provide the minimum dimensions for standard, small and rear lots to accommodate the range of residential development intended for the Low density residential zone, Character residential zone, Low-medium density residential zone and the Emerging community zone.* *Note—Part 4 of Table 9.4.10.3.B provides dimensions for lots in other zones and in the South East Queensland Regional Plan area under certain circumstances. Where a zone is not identified in Part 4 of Table 9.4.10.3.B the relevant dimensions are either use or activity specific and no acceptable outcome is prescribed.* *Note—The Dwelling house code and Dwelling house (small lot) code provide requirements for dwelling houses on standard lots and small lots. Table 9.4.10.3.B is not part of the assessment for a dwelling house other than as identified in the tables of assessment in Part 5.* *Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions.*	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** Proposed Lot 20 and 21 include the following dimensions: **Proposed Lot 20** • 400m^2 area • 10.6m street frontage **Proposed Lot 21** • 498m^2 area • 13.58m street frontage Proposed Lot 21 achieves the minimum 450m^2 lot size for the CR1 zone. Both proposed lots have street frontage widths slightly under the required 15m. Refer to **Section 7** of the Planning Report for justification.
	AO1.2 Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot where meeting the requirements of the *Land Title Act 1994* and the *Land Act 1994*. *Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Parts of*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** A development footprint plan is not proposed at this stage. One can be provided for proposed Lot 20, or conditioned for registration on the plan of subdivision, if required by Council.

	this code and other codes in the planning scheme determine the circumstances for the application of a building envelope plan or a development footprint plan. *Note—A building envelope plan or a development footprint plan may also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing.*	
	AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located: a. across a proposed lot boundary; or b. within a setback required by the planning scheme. *Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot.* *Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan.* *Note—Where development involves work for walls or structures (other than a fence) on or near to a proposed lot boundary and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the structure is to be located in the position identified by the preceding development approval or approved plans, planning scheme and Building Regulation.* *Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located:* • *physical inspection is undertaken at the framing stage of construction;* • *written evidence in the form of a plan of subdivision is prepared by a suitably qualified person;* • *other evidence received and agreed by the Council.*	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** The relocated dwelling will be wholly contained within proposed Lot 21 but will be within the required side setbacks. A siting variation will be lodged separately. See response to P2 of the QDC MP1.2. The existing block retaining wall on proposed Lot 20 crosses the proposed boundary and will be retained.
PO2	**AO2.1**	☒ **Complies**

Development creates useable lots that: a. do not rely on excessive cut and fill; b. do not intrude into areas of waterway and environmental significance; c. ensure any cutting, filling, retaining walls and earthworks: i. minimise adverse impacts to vegetation, natural features and topography; ii. avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; d. minimise adverse impacts to the utility of existing or proposed transport network elements. e. where involving a lot with an area less than 180m^2: i. do not adversely affect visual character, amenity, privacy, stormwater run-off and drainage of lots within and adjoining the site; ii. provide finished ground levels that facilitate development of the lots for the intended purpose without the need to provide additional retaining walls. *Note—An earthworks plan is required to be submitted to demonstrate compliance with this performance outcome.* *Note—Where a development footprint plan is required for development involving lots with an area less than 180m^2, the relevant outcomes shown on the development footprint plan must consider the slope of the site and any earthworks that are required as part of the subdivision.*	Development ensures that any cutting, filling, retaining walls and earthworks: a. result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: i. a single level change; or ii. any step in a series of level changes. b. locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; c. limits cut and fill to less than 1m in height for construction of transport network elements. *Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B.* *Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended.*	☐ **Performance Solution** ☐ **Not Applicable** The Proposal involves no cut & fill, and any earthworks will be in general accordance with the relevant provisions.
	AO2.2 Development involving a lot with an area less than 450m^2 is located on a site with a maximum average slope of: a. 1 into 10 on the shortest lot axis; a. 1 into 15 on the longest axis.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Proposed Lot 20 falls approximately 1.3m from the rear boundary to Alkoomie Street over 34m (approx. 1 in 25), within the 1 in 15 limit on the longest axis. The fall across the shortest axis is minor and within the 1 in 10 limit.
	AO2.3 Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of: a. less than 1 in 6 on a lot less than 180m^2; or b. less than 1 in 5 on a lot 180m^2 or greater; prior to any cutting, filling, retaining walls or earthworks occurring on the site.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal achieves the minimum rectangle of 9m x 15m under the Small Lot Code, on land with an existing slope of less than 1 in 5.

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

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

	a. enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy; b. do not require cut and fill in excess of 1m in height.	
PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks. *Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the Planning Act 2016.*	**AO4.1** Development provides land and works for infrastructure and services in compliance with the: a. Local government infrastructure plan; b. standards in the Infrastructure design planning scheme policy; c. Refuse planning scheme policy; d. Transport, access, parking and servicing planning scheme policy; e. Long term infrastructure plan; a. codes and planning scheme policies that apply to the site.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal does not compromise the ability of future infrastructure and services.
	AO4.2 Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Existing stormwater discharge arrangements will be maintained as part of the Proposal.
	AO4.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or b. a 6m long by 3 equal chord truncation if a minor road.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve corner truncation.
PO5 Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal occupation of the lot by the	**AO5** Development ensures that lot density, location, arrangement and dimensions address potential adverse impacts on the normal occupation of the lot for its intended use and associated activities, by:	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal is for a residential 1 into 2 lot subdivision.

intended land use and activities associated with that use.	a. identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; b. avoiding the hazard; or c. mitigating hazard impacts, including through buffers, structures or other necessary measures. *Note—Overlays and neighbourhood plans provide information about potential risks and hazards and how to address them. However, the planning scheme may not reflect risks and hazards determined as part of the analysis of the site and its surrounds and assessment of the development or changed circumstances or those associated with:* • *contaminated land;* • *transport noise corridors on State-controlled roads and the rail network.* *The Queensland Government's Contaminated land register and Environmental management register should be consulted regarding contaminated land. The State Planning Policy Interactive Mapping System should be consulted regarding transport noise corridors.*	
Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving: a. rearranging the boundaries of a lot; or b. volumetric format plan subdivision; or c. a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories.		
The Proposal does not involve rearranging boundaries. As such, this criteria is not applicable.		
Section B—Transport, traffic and movement outcomes for reconfiguring a lot involving: a. 10 or more lots; or b. road reserve or new road; or c. cycle or pedestrian routes.		
The Proposal does not involve the creation of 10 or more lots. As such, this criteria is not applicable.		
Section C—Specific performance outcomes and acceptable outcomes applicable to development		
Section C1—Development for reconfiguring a lot involving any of the following: a. a site that is more than 1ha in the Emerging community zone; or b. the number of potential dwellings is 20 or more in the Emerging community zone; or c. a site that is more than 7,000m^2 in the Low density residential zone or Low-medium density residential zone; or d. the number of lots is 20 or more; or e. the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or		

f. the creation of more than 50% of the lots with an area less than 350m^2 where not associated with a material change of use or in accordance with an approved building, if in a zone other than the Low-medium density residential zone. *Note—Refer to the Structure planning planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate dwelling houses or where reconfiguring a lot is not proposed in conjunction with a material change of use.*		
The Proposal does not involve the criteria listed in Section C1 above. As such, this criteria is not applicable.		
Section C2—Detailed performance outcomes and acceptable outcomes for a small lot, excluding lots less than 180m^2: a. not complying with the dimensions in Table 9.4.10.3.B; or b. with a frontage width of less than 10m.		
PO27 Development ensures that each small lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house, associated ancillary structures and site access without adversely impacting the: a. intended character of a locality; b. quality of the public realm and the provision of street trees; c. availability of on-street car parking; d. natural, character or heritage features of the lot. *Note—A performance outcome for a small lot that does not comply with AO27.1, AO27.2, AO27.3 and AO27.4 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.*	**AO27.1** Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a development footprint plan: a. formed by the acceptable outcomes for side and rear boundary setbacks for a dwelling house in compliance with the Dwelling house (small lot) code; b. 3m to the primary street frontage or the least setback of an adjoining dwelling, wherever is greater; c. 1.5m to any secondary street frontage where for a corner lot; d. 3m to any private open space on an existing or proposed adjoining small lot. *Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.* *Note—The development footprint plan does not override the Dwelling house (small lot) code other than to the extent provided for in that code.*	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** Proposed Lot 20 (400m²) can readily accommodate a dwelling house within a development footprint formed by the side and rear setbacks of the Dwelling house (small lot) code and the required street setback. A development footprint plan can be provided or conditioned if required by Council. Refer to Section 7 of the Planning Report for justification.
	AO27.2 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a minimum of 16m^2 principle private open space with a minimum dimension of 4m.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** With a depth of approximately 34m, proposed Lot 20 can accommodate principal private open space well in

	Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994. *Note—The development footprint does not override the Dwelling house (small lot) code other than to the extent provided for in that code.*	excess of 16m² with a minimum dimension of 4m in its rear yard.
	AO27.3 Development locates the development footprint plan so that no more than 6 dwelling houses in a row provide for co-located built to boundary walls. *Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal will not result in more than 6 dwelling houses in a row with co-located built to boundary walls.
	AO27.4 Development where a small lot with a frontage width of less than 10m provides a development footprint plan demonstrating that any vehicle parking areas, access or driveway is in a location that: a. minimises impacts to existing street trees and on-street car parking; b. maximises opportunities for street tree planting and on-street car parking. *Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Proposed Lot 20 has a street frontage width of 10.6m, which is not less than 10m.
Section C3—Additional performance outcomes and acceptable outcomes for a lot less than 180m²		
PO28 Development ensures that a lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house, associated ancillary structures and site access in accordance with section B	**AO28.1** Development provides a development footprint plan that demonstrates compliance with the acceptable outcomes identified in section B of the Dwelling house (small lot) code.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve creation of lots under 180m².

of the Dwelling house (small lot) code, without adversely impacting the: a. intended character of the local area and street context; b. future development potential and residential amenity of the reconfigured lot and adjoining lots; c. quality of the public realm and the provision of street trees; d. ability to effectively manage stormwater to ensure that stormwater run-off does not have an adverse impact on the safety of, or cause nuisance to properties; e. access to and maintenance of infrastructure, servicing and utilities; f. transport network including the availability of on-street car parking. *Note—This performance outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.* *Note—In Brisbane's subtropical climate, small lot sizes, built to boundary walls and shared walls require careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide requirements for stormwater management. Development should ensure proper management of run-off from the site, neighbouring properties and any external catchments during minor and major storm events.* *Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.*	*Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.* *Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.*	
	AO28.2 Development provides no more than 6 lots less than 180m^2 in a row.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO28.3 Development provides a driveway and crossover to each lot in accordance with: a. AO31.2, AO31.3, AO31.4 and AO31.5 in the Dwelling house (small lot) code; b. the Transport, access, parking and servicing planning scheme policy. *Note—The relevant outcomes shown on the development footprint plan must consider the location of driveways and crossovers required as part of the subdivision.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO28.4 Development ensures stormwater run-off from the site and upslope catchments: a. can be directed along at least one side boundary for a group of up to 6 lots, at the lowest point of the site, with a minimum width of 1m at existing ground levels; b. is managed in accordance with the Stormwater code. *Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

PO29 Development does not interfere with the safety and function of higher order roads. *Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.* *Note—Relevant standards and requirements to justify compliance with this criteria are located in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.* *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.*	**AO29** Development provides vehicle access from a minor road. *Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
Section C4—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone		
The Site is not located within the Industry zones category or the Extractive industry zone. As such, this criteria is not applicable.		
Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone *Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.*		
The Site is not located within the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone. As such, this criteria is not applicable.		
Section C6—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan		
The 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. As such, this criteria is not applicable.		
Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots		
If dividing land into parts by an agreement that is a lease or an exclusive use agreement or lease or the reconfiguring of an existing or approved building whether or not including land		
PO36 Development does not result in: a. the use of a premises being impaired or made unlawful; b. dependent activities of a use becoming separated by titling; c. the functioning of the relevant development approval being compromised.	**AO36.1** Development ensures: a. the use of premises remains lawful; a. development remains in compliance with planning and building standards and development approvals.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal will create 2 freehold lots.
	AO36.2	☐ **Complies** ☐ **Performance Solution**

Note—For instance, where premises are used for any industrial use that includes an ancillary office, the office cannot be separately titled as it is dependent on the industrial use component. *Note—For instance, while the reconfiguring a lot for a multiple dwelling provides individually titled units through a building form plan with a land component, the private courtyard for each unit is to be included in the title of each unit and not in the common property unless expressly required by an overlay. For example, land subject to hazard may necessitate private courtyards be within common property for maintenance purposes.* *Note—In some instances it is appropriate to allow for reconfiguring a lot of land by either community title or a standard format plan if a combined development application for a material change of use includes an existing building that is to be retained on the site and separately titled. Reconfiguration of an existing use does not materially change the nature of the existing approval.*	Development of premises for its intended or approved use is lawful and in compliance with planning and building standards and development approvals.	☒ **Not Applicable** As above.
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* *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.*		
PO37 Development involving common property under the *Body Corporate and Community Management Act 1997*, provides residential lots that have an appropriate area and dimensions: a. for siting and constructing the intended building and any ancillary outbuilding and structure; b. for the provision of private open space, vehicle access and parking; c. that are consistent with the zone, zone precinct, neighbourhood plan and overlay outcomes applicable to the site. *Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring*	**AO37** No acceptable outcome is prescribed	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve standard format lot with common property.

a lot can be assessed simultaneously or subsequently against the relevant parts of this code.		
PO38 Development provides internal access ways and driveways that: a. are designed to clearly indicate the function of the access way; b. provide acceptable levels of access, functionality, safety, amenity and convenience for users, as well as catering for car parking facilities.	**AO38.1** Development for the purposes of residential development or the residential components of development, provides lots that are of a size and dimension to accommodate the following: a. internal access ways that are designed in compliance with Table 9.4.10.3.C; b. internal driveways serving a single dwelling that are a maximum of 3m wide; a. driveways serving more than 3 lots that are at least 4m wide.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO38.2 Development involving other purposes, has internal access ways and driveways in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

2. Neighbourhood Plan Code

2.1. Wynnum – Manly Neighbourhood Plan Code

Performance Outcomes	Acceptable Outcomes	Responses
PO1 Development is of a height that achieves the intended outcomes of the neighbourhood plan, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape, and built form character and is: a. consistent with anticipated density and assumed infrastructure demand; b. aligned with community expectations about the number of storeys to be built; c. consistent with the intended scale and character of the relevant sub-precinct, precinct or neighbourhood plan area; d. proportionate to and commensurate with the utility of the site area and frontage width; e. designed to avoid adverse amenity impacts on adjoining premises. *Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.*	**AO1** Development complies with the number of storeys or building height in Table 7.2.23.6.3.B—Maximum building height. *Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve any new dwellings.
If in the Wynnum north precinct (Wynnum—Manly neighbourhood plan/NPP-001), where in the Wynnum north sub-precinct (Wynnum—Manly neighbourhood plan/NPP-001a)		
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.		
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003)		
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.		
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a), Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d), Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e), Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g), or Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i)		
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.		
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a)		

Subject site is not identified within the nominated precinct. As such, this criteria is not applicable.
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Parkside residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003b)
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c)
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d)
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.
If in the Wynnum central precinct (NPP-003), where in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d) or the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e)
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g)
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g)
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.
If in the Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i), where in the Mixed use zone (Centre frame zone precinct)
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.
If in the Manly harbour village precinct (Wynnum—Manly neighbourhood plan/NPP-004)
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.
If in the Wynnum Road precinct (Wynnum—Manly neighbourhood plan/NPP-006)
Subject site is not identified within the nominated precinct. As such, this criteria is not applicable.
If in the Lota wetlands precinct (Wynnum—Manly neighbourhood plan/NPP-007)
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.
Public domain
The Proposal does not involve public domain. As such, this criteria is not applicable.

3. Prescribed Secondary Code

3.1. Filling and Excavation Code

Performance outcomes	Acceptable outcomes	Responses
PO1 Development for filling or excavation minimises visual impacts from retaining walls and earthworks.	**AO1** Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: a. 2.5m in a zone in the Industry zones category; b. 1m in all other zones, or if adjoining a sensitive zone.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve filling or excavation.
PO2 Development of a retaining wall proposed as a result of filling or excavation: a. is designed and constructed to be fit for purpose; b. does not impact adversely on significant vegetation; c. is capable of easy maintenance. *Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation.* *Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.*	**AO2.1** Development of a retaining structure, including footings, surface drainage and subsoil drainage: a. is wholly contained within the site; b. if the total height to be retained is greater than 1m, then: i. the retaining wall at the property boundary is no greater than 1m above the ground level; ii. all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; iii. the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve any new retaining walls. The existing block retaining wall on proposed Lot 20 will be retained.
	AO2.2 Development of a retaining wall over 1m in height protects significant vegetation on the site and on adjoining land and is designed and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO2.3	☐ **Complies** ☐ **Performance Solution**

	Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.	☒ **Not Applicable** As above.
	AO2.4 Development for filling only uses clean fill that does not include any construction rubble, debris, weed seed or viable parts of plant species listed as an undesirable plant species in the Planting species planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	**AO3** Development ensures that a rock anchor: a. is constructed in accordance with the standards in the Infrastructure design planning scheme policy; b. where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve a rock anchor.
PO4 Development protects all services and public utilities.	**AO4** Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Compliance to be conditioned.
PO5 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	**AO5** Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Proposed allotments will have stormwater discharge to Alkoomie Street.
PO6 Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a	**AO6** Filling or excavation does not involve the construction of open drainage.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve filling, excavation or open drainage.

natural waterway to enhance or improve riparian values of those stormwater conveyance systems. *Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.*		
PO7 Development for filling or excavation: a. does not degrade water quality or adversely affect environmental values in receiving waters; b. ensures site sediment and erosion control standards are best practice.	**AO7.1** Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No cut and fill exercises have been proposed.
	AO7.2 Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO8 Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised. *Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.*	**AO8.1** Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve filling or excavation.
	AO8.2 Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve filling or excavation.
PO9 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.B, Table 9.4.3.3.C, Table 9.4.3.3.D and Table 9.4.3.3.E. *Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.*	**AO9** Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve filling or excavation.
PO10 Development ensures that heavy trucks hauling material to and from the site do not affect	**AO10** Development ensures that heavy trucks hauling material to and from the site: a. occur for a maximum of 3 weeks;	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

the amenity of established areas and limits environmental nuisance impact on adjacent land.	b. use a major road to access the site; c. only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	The Proposal will not involve heavy trucks hauling materials to and from the site.
PO11 Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	**AO11** Development does not involve: a. excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; b. filling with material containing a contaminant.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve filling or excavation.
PO12 Development provides for: a. landscaping for water conservation purposes; b. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; c. drainage and stormwater measures to reduce any adverse impacts on the landscape; d. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; e. reticulated irrigation to all artificial growing environments. *Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.*	**AO12.1** Development provides drainage for artificial growing environments which is connected to the stormwater drain.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve artificial growing environments.
	AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternative irrigation sources are utilised and is in compliance with the standards in the Landscape design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained. *Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve landscaping. The Site does not require water conservation considerations.
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

PO13 Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	**AO13** Development does not involve the creation of canals or artificial waterways.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve the creation of artificial canals or waterways.

3.2. Infrastructure Design Code

Performance outcomes	Acceptable outcomes	Response
PO1 Development provides roads, pavement, edging and landscaping which: a. are designed and constructed in accordance with the road hierarchy; b. provide for safe travel for pedestrians, cyclists and vehicles; c. provide access to properties for all modes; d. provide utilities; e. provide high levels of aesthetics and amenity, improved liveability and future growth; f. provide for the amelioration of noise and other pollution; g. provide a high-quality streetscape; h. provide a low-maintenance asset with a minimal whole-of-life cost. *Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.*	**AO1** Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No roads are to be constructed.
PO2 Development provides road pavement surfaces which: a. are well designed and constructed; b. durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; c. ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access; d. allows for reasonable travel comfort.	**AO2** Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO3 Development provides a pavement edge which is designed and constructed to:	**AO3** Development provides pavement edges which are designed and constructed in compliance with the road	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

a. control vehicle movements by delineating the carriageway for all users; b. provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	corridor design standards in the Infrastructure design planning scheme policy.	The Proposal will not involve paved edges. Existing pavements will be retained.
PO4 Development provides verges which are designed and constructed to: a. provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; b. provide a sufficient area for public utility services; c. be maintainable by the Council.	**AO4** Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal will not involve verges.
PO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which: a. allows equitable access for all modes; b. is safe and secure; c. has 24-hour access; d. is a low-speed shared zone environment; e. has a high-quality streetscape.	**AO5** Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No lanes or laneways identified.
PO6 Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard: a. an effective, high-quality paved roadway; b. an effective, high-quality roadway kerb and channel; c. safe, high-quality vehicle crossings over channels and verges; d. safe, accessible, high-quality verges compatible and integrated with the surrounding environment; e. safe vehicle access to the site that enables ingress and egress in a forward gear;	**AO6** Development of an existing premises provides at the frontage of the site, if not already existing, the following infrastructure to the standard that would have applied if the development involved new premises as stated in the road corridor design standards in the Infrastructure design planning scheme policy: a. concrete kerb and channel; b. forming and grading to verges; c. crossings over channels and verges; d. a constructed bikeway; e. a constructed verge or reconstruction of any damaged verge; f. construction of the carriageway;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The existing crossover will be retained for proposed Lot 21, and a new crossover for proposed Lot 20 will be constructed in accordance with the Infrastructure design and Transport, access, parking and servicing planning scheme policies.

f. provision of and required alterations to public utilities; g. effective drainage; h. appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	g. payment of costs for required alterations to public utility mains, services or installations; h. construction of and required alterations to public utility mains, services or installations; i. drainage works; j. installation of electrical conduits.	
PO7 Development provides both cycle and walking routes which: a. are located, designed and constructed to their network classification (where applicable); b. provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; c. provide safe and comfortable access to properties for pedestrians and cyclists; d. incorporate water sensitive urban design into stormwater drainage; e. provide for utilities; f. provide for a high level of aesthetics and amenity, improved liveability and future growth; g. are a low-maintenance asset with a minimal whole-of-life cost; h. minimise the clearing of significant native vegetation. *Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.*	**AO7** Development provides cycle and walking routes which are located, designed and constructed in compliance with the road corridor design and off-road pathway design standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is for a residential 1 into 2 lot subdivision.
PO8 Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	**AO8.1** Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Refuse collection identified from Alkoomie Street.
	AO8.2 Development ensures that refuse and recycling collection and storage location and design do not have	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable**

	any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. *Note—Refer to the Refuse planning scheme policy for further guidance.*	Bins will be adequately stored on the premises.
PO9 Development ensures that: a. land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; b. the water supply meets the stated standard of service for the intended use and fire-fighting purposes.	**AO9.1** Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Reticulated water and sewerage distribution system for all services can be provided.
	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** To be conditioned.
PO10 Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life costs, and minimal adverse environmental impacts.	**AO10.1** Development provides public utilities and street lighting which are located and aligned to: a. avoid significant native vegetation and areas identified within the Biodiversity areas overlay map; b. minimise earthworks; c. avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. *Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Adequate public utilities and infill lighting is currently provided.
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

	AO10.3 Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	**AO11** Development provides land with the following services to the standards of the approved supplier: a. electricity; b. telecommunications services; c. gas service where practicable.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Service connections are available for all proposed lots. A new sewer connection for proposed Lot 20, and clearance between the relocated dwelling and the sewer along the western boundary, can be conditioned.
PO12 Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	**AO12** Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: a. the additional expense is unlikely to be prohibitive; or b. further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or c. there is a clear gap in the telecommunications network; or d. there is a clear gap in the bandwidth available to the area. *Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is not for a major public project.
PO13 Development provides public art identified in a neighbourhood plan or park concept plan which: a. is provided commensurate with the status and scale of the proposed development; b. is sited and designed: i. as an integrated part of the project design; ii. as conceptually relevant to the context of the location;	**AO13** Development provides public art identified in a neighbourhood plan or park concept plan which is sited and designed in compliance with the public art standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal will not provide public art.

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

b. an attractive appearance appropriate to the general surroundings and any adjacent structures; c. functionality and easy maintenance; d. minimal whole-of-life cost; e. longevity; f. current and future services. *Note—All bridges and elevated and associated elements must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.*		
PO18 Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for: a. safety; b. an attractive appearance appropriate to the general surroundings; c. functionality and easy maintenance; d. minimal whole-of-life cost; e. longevity; f. future widening; g. current and future services; h. minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns. *Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.*	**AO18** Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal will not provide culverts.
PO19 Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for: a. safety; b. an attractive appearance appropriate to the surrounding area;	**AO19** Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve any new retaining walls. The existing block retaining wall on proposed Lot 20 will be retained.

c. easy maintenance; d. minimal whole-of-life cost; e. longevity; f. minimal water seepage. *Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.*		
If for development with a gross floor area greater than 1,000m²		
PO20 Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other traffic routes is not unreasonably disrupted and existing landscaping is adequately protected from short- and long-term impacts. *Note—The preparation of a construction management plan can assist in demonstrating achievement of this performance outcome.* *Note—The Transport, access, parking and servicing planning scheme policy provides advice on the management of vehicle parking and deliveries during construction.*	**AO20** Development ensures that during construction: a. the ongoing use of adjoining and surrounding parks and public spaces, such as malls and outdoor dining, is not compromised; b. adjoining and surrounding landscaping is protected from damage; c. safe, legible, efficient and sufficient pedestrian, cyclist and vehicular accessibility and connectivity to the wider network are maintained.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve development with a gross floor area greater than 1,000m².
PO21 Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from construction vehicles entering and leaving the site. *Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.*	**AO21.1** Development ensures that demolition and construction: a. only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays; b. do not occur over periods greater than 6 months.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO22	**AO22**	☐ **Complies**

Development ensures that: a. construction and demolition do not result in damage to surrounding property as a result of vibration; b. vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E. *Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.*	Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	☐ **Performance Solution** ☒ **Not Applicable** As above.
If for a material change of use or reconfiguring a lot in an urban area (as defined in the Regulation) involving premises that is, or will be, accessed by common private title, where involving buildings, either attached or detached, that are not covered by other legislation mandating fire hydrants		
PO23 Development ensures that fire hydrants are: a. installed and located to enable fire services to access water safely, effectively and efficiently; b. suitably identified so that fire services can locate them at all hours.	**AO23.1** Above or below ground fire hydrants are provided on residential, commercial and industrial streets and private roads, at not more than 90m intervals, and at each street intersection. *Note—On residential streets, above ground fire hydrants may be single outlet. On commercial and industrial streets above ground fire hydrants should have dual valved outlets.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Existing Fire hydrants are located in Alkoomie Street and no further installation of hydrants are required.
	AO23.2 Fire hydrants are identified by: a. raised reflectorised pavement markers (RRPM) on sealed roads; b. marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO24 Development ensures road widths and construction within the development, are adequate for refuse vehicles and for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	**AO24** Internal private roads have a minimum roadway clearance between obstructions of 3.5m wide and 4.8m high in addition to any width required for on-street parking.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No internal private roads proposed.
Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where not in the Utility services zone precinct of the Special purpose zone		
PO25	**AO25**	☐ **Complies**

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

3.3. Landscape Work Code

Performance outcomes	Acceptable outcomes	Response
PO1	**AO1.1**	☐ **Complies** ☐ **Performance Solution**

Development ensures that trees are protected from development impacts.	Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.	☒ **Not Applicable** The Proposal does not involve the removal of trees.
	AO1.2 Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: a. vegetation damaged as a result of the development; b. vegetation requiring pruning of branches and/or roots.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal will not require tree surgery or pruning.
PO2 Development provides acoustic barriers and long fences along street frontages which: a. are enhanced by appropriate planting; b. are of high visual quality; c. are designed for longevity; d. provide maintenance access and promote pedestrian permeability in appropriate circumstances.	**AO2.1** Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site: a. is designed in compliance with the standards in the Infrastructure design planning scheme policy; b. incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; c. incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site; d. incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not require an acoustic barrier or fence. Development involves residential uses- no significant physical changes are proposed.
	AO2.2 Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not require a planting buffer.
PO3	**AO3**	☐ **Complies**

Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	Development ensures that a landscape buffer required by a use code incorporates: a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting.	☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not require a landscape buffer.
PO4 Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.	**AO4.1** Development provides growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy. *Note—Notations of proposed growing media and soil volume calculations for the documented mature vegetation size and scale may assist in demonstrating compliance with the acceptable outcome.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve artificial growing environments.
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO4.3 Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO5 Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	**AO5.1** Development incorporates a plant selection along a pathway which ensures: a. a clear trunk height of minimum 1.8m at maturity; b. a shrub height of maximum 1m at maturity. Refer to the Crime prevention through environmental design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal will not provide landscaping.
	AO5.2 Landscaping and mounding do not interfere with visibility along a pathway. Refer to the Crime prevention through environmental design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO6	**AO6**	☐ **Complies** ☐ **Performance Solution**

Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area. *Note—Cues could include changes in levels, surface or landscape treatment or fencing.*	☒ **Not Applicable** As above.
PO7 Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including: a. screening and buffering; b. street presentation; c. shading; d. amenity.	**AO7** Development provides species in accordance with the Planting species planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO8 Development provides planting densities and stock sizes which are optimised to: a. reduce maintenance and erosion; b. achieve amenity and ecological outcomes; c. provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development. *Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.*	**AO8.1** Development provides planting densities and stock sizes when planting in natural ground which achieves: a. full coverage of the mulched planting areas within 2 years; b. 95% coverage of the extent of the elevation within 2 years where for green facades.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Development will not provide planting.
	AO8.2 Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO9 Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	**AO9.1** Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

PO10 Development for a shade structure does not compromise landscape outcomes.	**AO10** Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO11 Development involving the construction of retaining walls provides for: a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; d. longevity; e. minimal water seepage impacts.	**AO11** Development of a retaining wall: a. is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland; b. incorporates planting areas.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve any new retaining walls. The existing block retaining wall on proposed Lot 20 will be retained.
PO12 Development provides for: a. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; b. drainage and stormwater management measures to reduce any adverse impacts on the landscape; c. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; d. reticulated irrigation to all artificial growing environments. *Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.*	**AO12.1** Development provides drainage for artificial growing environments which is connected to the stormwater drain.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal will not provide landscaping.
	AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised, and is in accordance with the standards in the Landscape design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not require irrigation considerations.
	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained. *Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve areas of pavement, turf or mulched gardens.
	AO12.4	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

	Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	The Proposal does not involve reticulated irrigation system.
PO13 Development provides landscaping and supporting growing environments which: a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. *Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.*	**AO13.1** Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal will not provide landscaping.
	AO13.2 Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO13.3 Development provides one hose cock within each private landscape and recreation area.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO13.5 Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO13.6 Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO13.7	☐ **Complies** ☐ **Performance Solution**

	Development ensures that artificial growing environments are designed to allow for flush out.	☒ **Not Applicable** As above.
	AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO14 Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	**AO14** Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO15 Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function. *Note—Guidance is provided in the Landscape design planning scheme policy.*	**AO15.1** Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO15.2 Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO16 Development incorporating a rooftop garden provides landscaping that: a. is integrated into the rooftop garden design; b. ensures that landscaped open spaces dominate the built form elements; c. contributes to shade of communal open space; d. enhances the visual amenity and function of different rooftop garden spaces; e. contributes to greening the building appearance when viewed from external public vantage points.	**AO16.1** Development incorporating a rooftop garden provides landscaping that includes: a. planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building; b. a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy;	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve a rooftop garden.

Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	c. suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years.	
	AO16.2 Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are: a. a minimum 75% open to the sky; b. provided in addition to any artificial soft landscape features.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

3.4. Outdoor Lighting Code

Performance outcomes	Acceptable outcomes	Response
PO1 Development provides outdoor lighting that does not have an adverse impact on any person, activity or fauna	**AO1.1** Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting:	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

because of light emissions, either directly or by reflection.	a. comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. *Note—The effects of outdoor lighting should be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.*	The Proposal will not provide outdoor lighting. Development is for a small-scaled residential use. No lighting changes will be made.
	AO1.2 Development provides floodlighting that is restricted to a type that gives no upward component of light where mounted horizontally, such as a full cut off luminar.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal will not incorporate floodlighting.

3.5. Park Planning and Design Code

Performance Outcomes	Acceptable Outcomes	Responses
PO1 Development ensures that the park is provided and developed: a. to maximise recreational, visual, cultural, biodiversity, health and wellbeing values; b. to exhibit design excellence in form and function with a size, shape and topography suited to the intended function, level and intensity of use; c. to meet the requirements of intended users; d. in appropriate locations that will provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks; e. to contribute positively to Brisbane's natural and built form and legibility; f. to protect and enhance visual and physical connections to the Brisbane River and waterways. *Note—Refer to the Sport and recreation zone and Open space zone for a description of zone precincts and the Infrastructure design planning*	**AO1.1** Development provides and embellishes land for a public park where identified in a structure plan prepared in compliance with the Structure planning planning scheme policy and the Local government infrastructure plan. *Note—All other public park infrastructure (land and embellishment) is required to be provided in accordance with the Local government infrastructure plan and its desired standards of service.* *Note—The Infrastructure design planning scheme policy provides more detail on land location, embellishment and services.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve a park.
	AO1.2 Development ensures that the width of any park is not less than 10m at any point.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve a park.
	AO1.3	☐ **Complies** ☐ **Performance Solution**

scheme policy for a description of park types in the Brisbane park classification system.	Development provides visual and physical access, where achievable, to Brisbane River and waterways through appropriate orientation and layout of park features.	☒ **Not Applicable** As above.
PO2 Development ensures that the park is transferred into the Council's ownership.	**AO2** Development ensures that at the time of registration of title, the park is transferred to the Council without cost except where otherwise provided in an infrastructure agreement.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO3 Development ensures that the park has a gradient that is suitable for its intended use, does not pose a safety hazard and allows for ease of maintenance.	**AO3** Development ensures that for the park: a. activity or recreation spaces have gradients less than 1V:20H and greater than 1V:150H to suit proposed recreational functions and accessibility and requirements; b. fields for ball sports have a gradient in the range of 1V:70H to 1V:100H; c. the majority of vegetated and grassed areas in maintained parklands have gradients less than 1V:6H, grassed areas have gradients no steeper than 1V:4H and unmown vegetated areas have gradients no steeper than 1V:3H.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO4 Development ensures that the park is not subject to unreasonable impacts from industrial activities or major transport corridors.	**AO4** Development ensures that the park does not serve primarily as a buffer to the railway network or a public transport corridor identified in the Strategic framework or to a motorway, arterial road, suburban road or primary freight route.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO5 Development ensures that: a. the park is well located, well connected and permeable; b. access to and within the park is safe and convenient, irrespective of the mode of transport used;	**AO5.1** Development ensures that paths provided within the park are sited to enable links to other components of the public open space system or local destinations.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO5.2	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

c. the park is accessible for people of differing abilities.	Development ensures that vehicular access provided within the park does not conflict with non-vehicular circulation or impact on the park's open space values.	As above.
	AO5.3 Development ensures that the park is not separated from the community it is intended to serve by physical barriers such as fenced service utilities, motorways, arterial roads, the railway network, public transport corridors, rivers or city-wide waterway corridors.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO5.4 Development ensures that the park: a. is located within close proximity to bus routes and bus stops at park frontages; b. is accessible via footpaths or cycle paths in accordance with crime prevention through environmental design principles; c. has adequate street frontage to cater for on-street car parking; d. has adequate off-street car parking for district and metropolitan parks. *Note—The Transport, access, parking and servicing planning scheme policy provides detail on parking rates and layout.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO5.5 Development ensures that the entry nodes of new parks highlight safe access points and provide path connections to major activity spaces and facilities.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO6 Development ensures that: a. public utilities and infrastructure is provided for park-related purposes as required; b. easements, public utilities and infrastructure do not constrain the intended use of the park and align with the pedestrian and cyclist network to minimise impacts on vegetation and landform.	**AO6.1** Development ensures that sewer and electricity connections are provided to district and metropolitan parks.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO6.2	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

Notes— • *The Council may accept a park affected by an easement or other infrastructure. In this instance works within the easement are carried out in compliance with the Infrastructure design planning scheme policy and the requirements of the relevant service authority.* • *The preparation of a park concept plan indicating where and how easements, public utilities and infrastructure are proposed to be located within the park can assist in demonstrating achievement of this performance outcome.*	Development ensures that water connections are provided to at least one point within the park and to all development boundaries.	As above.
	AO6.3 Development ensures that the park does not contain electricity, oil or gas easements or major sewerage or water infrastructure.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO6.4 Development ensures that the park does not contain services and infrastructure associated with residential, industrial or other development.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO7 Development ensures that if contaminated land is proposed as part of the park, it is to be remediated in compliance with the requirements of the Queensland Government and documentation provided from the relevant Queensland Government department in relation to making the site appropriate for use as a park prior to the acceptance of the land by the Council.	**AO7** Development ensures that land for park purposes is not listed on the Queensland Government Environmental Management Register or the Contaminated Land Register.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO8 Development ensures that accessibility and use of the park is not compromised by stormwater infrastructure and discharge. *Note—Preparing a park concept plan indicating where and how stormwater infrastructure is proposed to be located within the park can assist in demonstrating achievement of this performance outcome.*	**AO8.1** Development ensures that the park does not contain major stormwater components, including high-velocity overland flow paths, detention basins or other stormwater storage areas.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO8.2 Development ensures that all the intended public park and recreation functions are accommodated in the design of the park before stormwater outcomes. *Note—Where stormwater infrastructure is proposed to be located within a park, the preparation of a park concept plan informed by investigations relating to hydraulic constraints and risk management can assist in demonstrating compliance with this acceptable outcome.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

PO9 Development ensures that water bodies located in the park contribute to the recreation and other values of open space.	**AO9** Development ensures that the park does not contain dams or lakes.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO10 Development ensures that the park: a. enhances the local identity of an area by contributing to local landscape character, visual amenity and a sense of place including but not limited to the provision of public art; b. protects scenic assets and views to important landscapes; c. contributes positively to the legibility of the local area.	**AO10** Development ensures that the design of the park: a. protects and enhances significant views and vistas of Brisbane's important landscapes; b. provides universal access to key public vantage points including key sites on the Brisbane River, the foreshores and high points; c. screens areas of poor visual quality; d. capitalises on and enhances local attributes, values and features such as significant trees, rocky outcrops and escarpments; e. ensures park furniture and facilities contribute to high visual quality and have consistent character; f. incorporates public art to reflect local cultural values and park context in district and metropolitan parks. *Note—The Infrastructure design planning scheme policy provides more information on park furniture standards and public art provision.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO11 Development ensures that clearance of vegetation and modification of existing landforms within the park is minimised.	**AO11.1** Development ensures that the park is designed to retain existing vegetation and topographic features. *Note—Compliance with this acceptable outcome can be demonstrated by the submission of a landscape management and site works plan and landscape concept plan identifying major elements of the park design including location and extent of existing vegetation and topographic features.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO11.2 Development ensures that the construction earthworks for the park are carried out in compliance with the standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

	AO11.3 Development ensures that the park does not contain retaining walls that are built to the boundary of the site.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO11.4 Development ensures that the park contains retaining walls only under the following circumstances: a. to avoid the creation of extensive, unusable slopes and embankments when stabilising the landform of a park site; or b. where pathways with low gradients are required, for example, to provide an accessible path of travel; or c. where a structure is necessary to retain the natural ground level and protect tree roots around the drip line of existing vegetation; or d. where space is limited and planted embankments are not a reasonable alternative; or e. following the approval of a submitted landscape concept plan. *Note—The Infrastructure design planning scheme policy provides more detail on design standards.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO12 Development ensures that visitor comfort in the park is maximised.	**AO12.1** Development ensures that adequate shade is provided in the park, through retention of existing vegetation or provision of structures, particularly in activity areas and along paths.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO12.2 Development ensures that planting is provided in the park to reduce glare and reflect radiant heat from hard surfaces. *Note—The Infrastructure design planning scheme policy and Planting species planning scheme policy provide more detail on design standards.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO13	**AO13.1**	☐ **Complies**

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

	planning and design of the park and are incorporated in Council's maintenance schedule. *Notes—* • *Preparing a park concept plan and landscape management and site works plan can assist in demonstrating compliance with this acceptable outcome.* • *The Infrastructure design planning scheme policy provides more detail on management and maintenance standards.*	
PO15 Development ensures that environmental sustainability is promoted in the planning and design of the park.	**AO15** Development ensures that the planning and design of the park incorporates environmentally sustainable practices, such as: a. use of local products and materials in the creation of the park; b. use of recycled, recyclable and durable materials; c. waste minimisation; d. use of renewable energy sources including solar energy; e. water conservation and re-use, including incorporation of rainwater tanks and rainwater use; f. park maintenance requiring low resource demands.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO16 Development creates a safe park environment by incorporating the key elements of crime prevention through environmental design.	**AO16.1** Development ensures that the planning and design of the park incorporates the key elements of crime prevention through environmental design by: a. facilitating casual surveillance opportunities and including good sightlines to key activity areas such as car parks, pathways, public toilets and communal areas; b. defining different park uses through design and restricting access from park into adjoining private properties; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

	design, orientation of buildings and use of active frontages; d. ensuring key activity areas such as car parks, pathways, public toilets and communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near key activity areas such as car parks, public toilets, ATMs and communal areas. *Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.*	
	AO16.2 Development ensures that the park has a minimum of 50% street frontage along its perimeter to enhance casual surveillance opportunities. *Note—The Infrastructure design planning scheme policy provides more detail on access and road design standards.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO16.3 Development ensures the park has a minimum of 50% visually permeable fencing to adjoining residential dwellings or zones, to enhance casual surveillance opportunities. *Note—The Infrastructure design planning scheme policy provides more detail on fencing design standards.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO17 Development reduces the potential for graffiti and vandalism in the park through access control, canvas reduction and easy maintenance selection.	**AO17** Development incorporates graffiti and vandalism prevention techniques in the layout, building or structure design and landscaping of the park, by: a. denying access to a potential canvas through access control techniques; b. reducing potential canvases through canvas reduction techniques; c. selecting easy maintenance techniques to ensure graffiti can be readily and quickly removed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

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

3.6. Stormwater Code

Performance outcomes	Acceptable outcomes	Response
Section A—If for a material change of use, reconfiguring a lot, operational work or building work *Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.*		
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: a. minimise flooding; b. protect environmental values of receiving waters; c. maximise the use of water sensitive urban design; d. minimise safety risk to all persons; e. maximise the use of natural waterway corridors and natural channel design principles. *Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.*	**AO1** Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Existing stormwater arrangements will be maintained as a part of the Proposal.
PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.	**AO2.1** Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not affected by flooding.

	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	**AO3.1** Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Existing stormwater arrangements will be maintained as a part of the Proposal.
	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not require a drainage easement.
PO4 Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	**AO4.1** Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Existing stormwater arrangements will be maintained as a part of the Proposal.
	AO4.2	☐ **Complies**

	Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	☐ **Performance Solution** ☒ **Not Applicable** As above.
PO5 Development designs stormwater channels, creek modification works, bridges, culverts and major drains to protect and enhance the value of the waterway corridor or drainage path for fauna movement.	**AO5** Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO6 Development ensures that location and design of stormwater detention and water quality treatment: a. minimises risk to people and property; b. provides for safe access and maintenance; c. minimises ecological impacts to creeks and waterways.	**AO6.1** Development locates stormwater detention and water quality treatment: a. outside of a waterway corridor; b. offline to any catchment not contained within the development.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not require stormwater detention or water quality treatment.
	AO6.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO7 Development is designed, including any car parking areas and channel works to: a. reduce property damage; b. provide safe access to the site during the defined flood event.	**AO7.1** Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E and Table 9.4.9.3.F. *Note—Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan).*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not subject to flooding.

	AO7.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	**AO8.1** Development ensures natural waterway corridors and drainage paths are retained.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve natural waterway corridors or drainage paths.
	AO8.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour. *Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO8.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO8.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

PO9 Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.	**AO9** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve run-off or peak flows.
PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. *Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.*	**AO10** No acceptable outcome is prescribed.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Proposed lots allow for effective stormwater management solutions.
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: a. existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; b. safe management of stormwater discharge from existing and future up-slope development; c. implication for adjacent and down-slope development.	**AO11.1** Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is not within a catchment.
	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO12 Development provides stormwater infrastructure which: a. remains fit for purpose for the life of the development and maintains full functionality in the design flood event; b. can be safely accessed and maintained cost effectively; c. ensures no structural damage to existing stormwater infrastructure.	**AO12.1** The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal ensures stormwater solutions have been implemented and are fit for purpose.
	AO12.2 Development provides a clear area with a minimum of 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal will not compromise clearance of an existing manhole.

PO13 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: a. the environmental values and water quality objectives of waters; b. waterway hydrology; c. the maintenance and serviceability of stormwater infrastructure. *Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.*	**AO13** No acceptable outcome is prescribed.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Compliance to be conditioned.
PO14 Development ensures that: a. unnecessary disturbance to soil, waterways or drainage channels is avoided; b. all soil surfaces remain effectively stabilised against erosion in the short and long term.	**AO14** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve soil disturbance.
PO15 Development does not increase: a. the concentration of total suspended solids or other contaminants in stormwater flows during site construction; b. run-off which causes erosion either on site or off site.	**AO15** No acceptable outcome is prescribed.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal does not increase concentration of suspended soils or contaminants.
Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following: a. a material change of use for an urban purpose which involves greater than 2,500m^2 of land that: i. will result in an impervious area greater than 25% of the net developable area; or ii. will result in 6 or more dwellings. b. reconfiguring a lot for an urban purpose that involves greater than 2,500m^2 of land and will result in 6 or more lots; c. operational work for an urban purpose which involves disturbing greater than 2,500m^2 of land.		

PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. *Note—Prescribed water contaminants are defined in the Environmental Protection Act 1994.* *Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.*	**AO16** Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The existing compliant stormwater arrangement will be retained.
PO17 Development ensures that: a. the discharge of wastewater to a waterway or external to the site is avoided; or b. if the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment. *Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome.* *Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code.*	**AO17** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot		
PO18 Development protects stormwater infrastructure to ensure the following are not compromised: a. the long term infrastructure for the stormwater network in the Long term infrastructure plans; b. the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the stormwater network which: i. is required to service the development or an existing and future urban development in the planning scheme area; or	**AO18** Development protects stormwater infrastructure in compliance with the following: a. for long term infrastructure for the stormwater network, the Long term infrastructure plans; b. for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan; c. the standards for stormwater drainage in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The existing compliant stormwater arrangement will be retained.

ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. *Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.*		
PO19 Development provides for the payment of extra trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development. *Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.* *Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.*	**AO19** No acceptable outcome is prescribed.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** No future trunk works are applicable nor warranted. Should this be required, the Proposal will not impact on this.

3.7. Transport, Access, Parking and Servicing Code

Performance Outcomes	Acceptable Outcomes	Responses
PO1 Development is designed: a. to include a technically competent and accurate response to the transport and traffic elements of the development; b. in accordance with the standards in the Transport, access, parking and servicing planning scheme policy;	**AO1** Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Both proposed lots will have access via Alkoomie Street.

c. to ensure the efficient operation and safety of the development and its surrounds. *Note—The acceptable outcome and performance outcome can be demonstrated through a development application that:* • *is accompanied by sufficient information, including computer modelling input and output data, to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy;* • *is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy;* • *ensures that any computer modelling input and output data are accurate, reasonable and carried out in accordance with sound traffic engineering practices.*		
PO2 Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the transport network consistent with the planning by the Queensland Government and Council.	**AO2** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is not of a major size.
PO3 Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.	**AO3.1** Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Both proposed lots will have access via Alkoomie Street.
	AO3.2 Development provides an easement for a vehicular access benefiting all adjoining landowners and the Council if the vehicular access services more than an individual development or premises.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Each proposed lot has its own access. No easements affect the Site.

PO4 Development provides walking and cycle routes through the site which: a. link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; b. encourage walking and cycling; c. ensure pedestrian and cyclist safety; d. provide a direct and legible network. *Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.*	**AO4.1** Development provides walking and cycle routes which are constructed on the carriageway or through the site to: a. create a walking or cycle route along the full frontage of the site; b. connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is for a residential 1 into 2 lot subdivision.
	AO4.2 Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO4.3 Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO5 Development provides secure and convenient bicycle parking which: a. for visitors is obvious and located close to the building's main entrance; b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; c. is easily and safely accessible from outside the site; d. does not impact adversely on visual amenity; e. does not impede the movement of pedestrians or other vehicles; f. is designed to comply with a recognised standard for the construction of bicycle facilities.	**AO5.1** Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO5.2 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the Transport, access, parking and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.		
	AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users. *Note—For a performance outcome the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.*	**AO6** Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO7 Development provides pedestrian and cyclist access to the site which is designed to provide safe movement and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles.	**AO7** Development provides pedestrian and cycle access that is designed and constructed in compliance with the site access design guidelines, pedestrian facilities standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO8 Development provides pedestrian and cyclist access to and from the site which is located to take advantage of safe crossing points of the adjacent road system, key destinations and public transport facilities.	**AO8** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Alkoomie Street currently provides sufficient pedestrian infrastructure. The Proposal does not include additional pedestrian and cyclist infrastructure.
PO9 Development provides access driveways in the road area that are located, designed and controlled to:	**AO9.1** No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy).	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is not a major development.

a. minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; b. ensure the amenity of adjacent premises, from impacts such as noise and light.		
	AO9.2 Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the lowest order road to which the site has frontage.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Each proposed lot will have a single access driveway to Alkoomie Street.
	AO9.3 Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal includes adequate sight distances.
	AO9.4 Development provides access driveways in the road area which: a. are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; b. are not provided through a bus stop, taxi rank or pedestrian crossing or refuge.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Proposed Lot 21 utilises the existing crossover to Alkoomie Street. Proposed Lot 20 will be provided with a new crossover, in accordance with the relevant planning scheme policies.
	AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not located adjacent to a major road.
PO10 Redevelopment provides for: a. the closure of all access driveways in the road area that no longer comply with the standards in the Transport, access, parking and servicing planning scheme policy; b. the reinstatement of adjacent footpaths.	**AO10** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve redevelopment.
PO11 Development provides that an internal approach to an access driveway in the road area is designed and	**AO11.1** Development provides sight distances to and from all proposed access driveways in the road area and	☒ **Complies** ☐ **Performance Solution**

located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.	intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	☐ **Not Applicable** The Proposal includes adequate sight distances.
	AO11.2 Development ensures that convex mirrors are only used in a site: a. as a secondary support at access driveways; b. in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve convex mirrors.
PO12 Development in the City core and City frame as identified in Figure a provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	**AO12** Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. *Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not located within the City core and City frame.
PO13 Development outside of the City core and City frame as identified in Figure a provides on-site car parking spaces to accommodate the design peak parking demand without any overflow of car parking to an adjacent premises or adjacent street.	**AO13** Development outside of the City core and City frame as identified in Figure a: a. provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or b. for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy. *Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** On-site carparking should be conditioned as a part of any further development over the Site.
PO14	**AO14.1**	☐ **Complies**

Development ensures that the number of car parking spaces and design of the car parking area: a. meet the combined design peak parking demand for residential, visitor and business parking; b. allow for the temporal sharing of car-parking spaces for uses with different peak parking demands. *Note—In order to demonstrate that adequate car parking is provided, a traffic impact assessment prepared in compliance with the Transport, access, parking and servicing planning scheme policy is to identify the appropriate number of car parking spaces to be provided.*	Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time.	☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is not mixed use.
PO15 Development provides a car park layout which allows for on-site vehicle parking that: a. is clearly defined, safe and easily accessible; b. is designed to contain potential adverse impacts within the site; c. does not detract from the aesthetics or amenity of an area; d. discourages on-street parking if parking has an adverse traffic management safety or amenity impact; e. is consistent with safe and convenient pedestrian and cyclist movement.	**AO15** Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not require a prescribed car-parking layout.
PO16 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	**AO16** Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is for a residential 1 into 2 lot subdivision.

	c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d. ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas. *Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.*	
PO17 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	**AO17** Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by: a. denying access to potential canvases through access control techniques; b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. *Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO18 Development is serviced by an adequate number and size of service vehicles.	**AO18** Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not require service vehicles.
PO19 Development layout provides for services which: a. are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge	**AO19.1** Development ensures that a service bay provided on site: a. is provided and designed to comply with the design vehicle table and service area design standards in	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is for a residential 1 into 2 lot subdivision.

on a minor road where use of the footpath is not adversely affected; b. are clearly defined, safe and easily accessible; c. are designed to contain potential adverse impacts of servicing within the site; d. do not detract from the aesthetics or amenity of the surrounding area.	the Transport, access, parking and servicing planning scheme policy; b. is located away from street frontages and screened from adjoining premises.	
	AO19.2 Development provides on-site servicing facilities and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in the Transport, access, parking and servicing planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site does not require on-site servicing facilities and associated on-site vehicle manoeuvring areas.
	AO19.3 Development provides service areas for refuse collection in compliance with the standards in the Refuse planning scheme policy, Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Refuse collection is provided from Alkoomie Street for both proposed lots.
PO20 Development provides service vehicle access routes to and from the site which minimise the impact on: a. amenity and safety in residential areas; b. streets not constructed to a standard that accommodate increased heavy vehicle movements.	**AO20** Development ensures that service vehicles use the shortest and most direct route to the major road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not require on-site service vehicle access.
If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensioned vehicle or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development)		
PO21 Development which is freight-dependent development ensures that the traffic generated by the development does not impact on: a. the operation of the transport network; b. the safety and amenity of a residential area; c. a road not constructed to accommodate a non-standard vehicle such as a road only constructed to accommodate a vehicle that has a legal right of access to all roads including Austroads vehicles classes 1–9.	**AO21.1** Development which is freight-dependent development is located on a site which: a. has frontage to or direct access to the freight network in the Road hierarchy overlay via roads in a zone in the Industry zones category; or b. can be serviced by a route that can act as a primary freight access route and connect to an existing primary freight route without impacting on the safe operation of the road network in compliance with the heavy vehicle standards in the Transport,	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is for a residential 1 into 2 lot subdivision.

	access, parking and servicing planning scheme policy.	
	AO21.2 Development which is freight-dependent development provides any necessary upgrade to a road used as an access route in compliance with the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

3.8. Wastewater Code

Performance outcomes	Acceptable outcomes	Response
PO1 Development ensures that the intensity and scale of the change of use of premises does not: a. increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the system or increasing the cumulative effect of systems in the locality; b. increase any health risks during a system failure; c. deteriorate the water quality of existing or proposed water supplies; d. limit the sustainable disposal of domestic effluent.	**AO1** Development ensures that the proposed disposal system complies with the requirements of: a. the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019*; b. AS/NZS 1547:2012 On-site domestic wastewater management; c. *Plumbing and Drainage Act 2018*; d. the Queensland plumbing and wastewater code. *Note—This is to be verified by a competent person and verification submitted to the Council with the development and plumbing application.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is connected to reticulated sewer. The Proposal does not involve on-site effluent disposal.
PO2	**AO2.1** Development is on a lot with a minimum size of 2,000m^2 or the minimum lot size specified for the	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

Development ensures that the lot size, configuration of new lots and location of the system allows for the efficient disposal of domestic effluent in a manner that: a. minimises any adverse ecological impacts, particularly on any nearby sensitive receiving environments; b. limits any health risks during a system failure by ensuring that the water quality of existing or proposed water supplies remains unaffected along with the sustainable disposal of domestic effluent.	relevant zone in the Subdivision code, whichever is the greater.	The Site is connected to reticulated sewer. The Proposal does not involve on-site effluent disposal.
	AO2.2 Development ensures that the proposed on-site effluent disposal system is located on the lot in accordance with the: a. secondary standards in Table A6 of the Interim Code of Practice for On-site Sewage Disposal; b. *Environmental Protection (Water and Wetland Biodiversity) Policy 2019*; c. AS/NZS 1547:2012 On-site domestic wastewater management, d. *Plumbing and Drainage Act 2018*; e. Queensland plumbing and wastewater code.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO2.3 Development ensures that the proposed on-site effluent disposal system is sub-surface and located on land: a. with a slope of less than 15%, or where the land is terraced to receive the full disposal area; b. no closer than 150m to the limit of the ponded waters of a water supply reservoir or a town water intake; c. above 1.7m AHD or above the Q20 flood levels, whichever is the higher and not within 9m horizontal distance of this level; d. no closer than 25m to a cut or embankment.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO2.4 Development ensures that the proposed sub-surface on-site effluent disposal system is not located: a. on soils with permeabilities less than 1.06m/day or greater than 3.5m/day; b. within 0.6m of a permanent watertable; c. within 1m of bedrock; d. on land composed mainly of sand, gravel, fractured rock or heavy clay.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

	AO2.5 Development ensures that a reserve land application area of up to 100% of the design area is available on the lot.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO2.6 Development ensures that the irrigation area is not separated from the dwelling by features such as gullies, creeks, dams, roads or driveways.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

4. Overlay Code

4.1. Community Purposes Network Overlay Code

Performance outcomes	Acceptable outcomes	Response
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long term corridor park specific location sub-category		
Not Applicable.		
If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category		
Not Applicable.		

4.2. Road Hierarchy Overlay Code

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

b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. *Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.* *Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.*		
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category		
PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: a. the long term infrastructure for the road network in the Long term infrastructure plans; b. the existing and planned infrastructure for the road network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the road network which:	**AO4** Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: a. for the long term infrastructure for the road network, the Long term infrastructure plans; b. for existing and planned infrastructure for the road network, the Local government infrastructure plan; c. the standards for the road network in the Infrastructure design planning scheme policy.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** No changes to the road corridor are proposed.

i. is required to service the development or existing and future urban development in the planning scheme area; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. *Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.*		
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		
PO5 Development ensures that a new road connection provides: a. safe, efficient and convenient connectivity of the new road to the major road network; b. a minimum number of intersections to the major road network.	**AO5** Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve an extension or change to the road hierarchy.
PO6 Development ensures that an extension of or change to the road network: a. provides internal connectivity and connects to the external road network; b. provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems; c. provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; d. includes the provision of bus routes that provide ease of access to bus customers; e. minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time;	**AO6.1** Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO6.2 Development preserves the function of the road hierarchy and addresses all impacts on the road network. *Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

f. provides a street layout that minimises travel time and traffic volumes on minor roads; g. provides high permeability for pedestrian and cycle networks; h. provides safe accessibility to lots by having more than one street providing access to the area; i. preserves the function of the road hierarchy and addresses all impacts to the road network.		
PO7 Development ensures that premises and vehicle access are located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	**AO7** Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO8 Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay map.	**AO8** Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

4.3. Streetscape Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	**AO1** Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is for a residential 1 into 2 lot subdivision and does not alter the existing streetscape.
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	**AO2.1** Development ensures that existing street trees are retained and protected.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal does not remove existing street trees.
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is for a residential 1 into 2 lot subdivision.
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: a. facilitates a high level of pedestrian movement and activity; b. enforces the sense of arrival to individual precincts and major connections; c. provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	**AO3.1** Development ensures that a corner land dedication is provided: a. where identified in the Streetscape hierarchy overlay map; b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve a corner land dedication.
	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

	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.	The Proposal does not include landscaping.
	AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is for a residential 1 into 2 lot subdivision.
If in or on a site adjoining the Wildlife movement solution sub-category		
The Site does not adjoin the Wildlife movement solution sub-category. As such, this criteria is not applicable.		