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APPLICATION REF

A006943687

Code responses

- Strategic Framework
- Low Density Residential Zone Code
- Moggill-Bellbowrie district neighbourhood plan Code (NPP-002)
 - Bushfire Overlay
 - Subdivision Code
 - Filling and Excavation Code
 - Infrastructure Design Code
 - Landscape Work Code
 - Outdoor Lighting Code
- Park Planning and Design Code
 - Stormwater Code
- Transport, Access, Parking and Servicing Code
 - Wastewater Code

STRATEGIC FRAMEWORK		
Theme 1: Brisbane's globally competitive economy		
Element 1.1 – Brisbane as a centre for global business - Not Applicable		
Element 1.2 – Brisbane's industrial economy - Not Applicable		
Element 1.3 – Brisbane's population – serving economy - Not Applicable		
THEME 2: BRISBANE'S OUTSTANDING LIFESTYLE		
Element 2.1 – Brisbane's identity		
Specific outcomes	Land use strategies	
Sense of place		
SO1 Brisbane has a strong urban legibility.	L1.1 World-leading design standards guide new iconic developments on selected City Centre sites.	Not Applicable The proposal is not located within the town centre.
	L1.2 Larger buildings are planned for and deliberately located to enable the design and function of such buildings to contribute positively to Brisbane's natural and built form legibility.	Not Applicable The proposal is for a residential subdivision, with no proposed change of use.
	L1.3 Public realm design, building setbacks, vegetation and landscaping contribute positively to Brisbane's natural and built form and legibility.	Not Applicable The proposal is for a residential subdivision, with no proposed change of use or building works.
SO2 Brisbane has a clear identity as a subtropical river city.	L2.1 Development protects and enhances the recreational and cultural values of the Brisbane River.	Not Applicable The proposed development is not located along the Brisbane River.
	L2.2 Development design includes and protects visual and physical connections to the river and waterways, integrating internal and external spaces.	Not Applicable The proposed development is not located along the Brisbane River.

	<p>L2.3 In the City Centre, priority is given to access to the river for pedestrians through building design, attractive streetscapes, public spaces and arcades as well as pedestrian and cycle river crossings.</p>	<p>Not Applicable The proposal is not located in the City Centre.</p>
<p>SO3 Brisbane is experienced as a series of varied, distinctly separate neighbourhoods.</p>	<p>L3.1 Distinct urban neighbourhoods are identified and described, and land use and built form tailored accordingly.</p>	<p>Complies Please see below response to the Moggill-Bellbowrie District Neighbourhood Plan.</p>
	<p>L3.2 Development in activity centres and Growth Nodes on Selected Transport Corridors is carefully designed to create identifiable urban precincts.</p>	<p>Not Applicable The proposal is not located in an activity centres and Growth Nodes on Selected Transport Corridors</p>
	<p>L3.3 Features currently contributing to a community's sense of place are identified, protected and reinforced.</p>	<p>Complies Please see below response to the Moggill-Bellbowrie District Neighbourhood Plan.</p>
<p>SO4 Brisbane's urban public realm contributes to the legibility, identity and sense of place of local communities.</p>	<p>L4.1 The public domain in centres and Growth Nodes on Selected Transport Corridors is attractive being well planned, well designed and well landscaped.</p>	<p>Not Applicable The proposal is not located in an activity centres and Growth Nodes on Selected Transport Corridors</p>
	<p>L4.2 Development in centres and Growth Nodes on Selected Transport Corridors contributes to well integrated and contextually appropriate public art and community expression in local public domain, streetscapes and buildings.</p>	<p>Not Applicable The proposal is not located in an activity centres and Growth Nodes on Selected Transport Corridors</p>
	<p>L4.3</p>	<p>Not Applicable</p>

	Development of Future Suburban Living Areas supports the emergence of an identifiable local character.	The proposed development is not located in a Future Suburban Living Area.
	L4.4 Key civic spaces are identified and protected, maintained and enhanced via overlays.	Not Applicable The proposal is not for a civic space.
SO5 Brisbane's development and infrastructure strengthens local identity.	L5.1 Development responds to and reinforces locally distinctive design, landscape, heritage, social values, patterns of development and culture.	Complies Please see below response to the Moggill-Bellbowrie District Neighbourhood Plan.
	L5.2 Infrastructure is carefully designed to contribute to sense of place and protect local attributes, values and features.	Complies Please see below response to the Moggill-Bellbowrie District Neighbourhood Plan.
SO6 Brisbane's scenic assets, important cultural landscapes and urban views which contribute to the city's distinctive character are protected and made more accessible.	L6.1 Views of Brisbane's important landscapes as seen from key public vantage points are identified and protected.	Complies This proposal will not result in the loss of any vegetation or landscaping.
	L6.2 Universal access is provided to public vantage points, including key sites on the Brisbane River, the foreshores and high points.	Not Applicable The proposed development is not located in the proximity to the Brisbane River.
	L6.3 Iconic vistas are identified and protected, maintained and enhanced via overlays.	Not Applicable The proposed site has no iconic vista.
Subtropical urban design		
SO7 Brisbane's subtropical design of development and spaces creates a point of difference and distinguishes the city from other capital cities.	L7 The siting, orientation and design of development and public spaces promotes subtropical urban design.	Not Applicable The proposal is for a subdivision, and will not result in any new buildings or development.
SO8	L8	Complies

<p>Brisbane's backyards contribute strongly to local character by providing green landscapes in urban areas.</p>	<p>Development in low density areas of Suburban Living Areas predominantly maintains a block pattern that accommodates backyards and large trees.</p>	<p>The proposed development will result in two lots that are 1463m² (Proposed Lot 1) & 1455m² (Proposed Lot 2) and can provide backyards and large trees.</p>
<p>SO9 Brisbane's subtropical character is accentuated by urban design where development supports outdoor living and subtropical planting that reduce urban heat island effects.</p>	<p>L9.1 Deep planting is incorporated as a feature into higher density development.</p>	<p>Not Applicable The proposal is for a residential subdivision.</p>
	<p>L9.2 Development provides landscaping and maintains vegetation to provide natural shade to mitigate heat island impacts and create comfortable pedestrian environments.</p>	<p>Not Applicable The proposal is for a small scale residential subdivision.</p>
	<p>L9.3 Development is encouraged to incorporate best-practice landscaping solutions.</p>	<p>Not Applicable The proposal is for a small scale residential subdivision.</p>
<p>SO10 Brisbane's transport routes are highly shaded to promote active travel between local destinations and provide major roads with clearly identifiable markers for travel throughout the city.</p>	<p>L10.1 Neighbourhood plans and the city-wide streetscape hierarchy identify subtropical boulevards and a network hierarchy of street types, where development provides greater numbers of street trees along identified transport and activity routes.</p>	<p>Not Applicable The proposal is for a small scale residential subdivision.</p>
	<p>L10.2 Development and transport infrastructure creates continuous, well-shaded, green routes along identified major roads.</p>	<p>Not Applicable The proposal is for a small scale residential subdivision.</p>
<p>SO11 Brisbane's public infrastructure and parks reinforce a subtropical landscape.</p>	<p>L11.1 Public infrastructure is designed to respond to a subtropical climate and incorporates landscaping, shade and water management features.</p>	<p>Not Applicable The proposal is across the road to an existing public infrastructure network and the proposal is not considered to include or improve existing arrangements.</p>

	<p>L11.2 Parks, including urban commons, are provided in centres and Growth Nodes on Selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas and are appropriately designed and detailed to function as an 'outdoor living room' for surrounding residents and workers.</p>	<p>Not Applicable The proposal is not for a park.</p>
<p>Urban design and architecture</p>		
<p>SO12 The urban design of Brisbane's development is cognisant of the role and function of the individual area in which it is located and reinforces or reinterprets the character of that area.</p>	<p>L12 The design of development in centres and Growth Nodes on Selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas contributes positively to the desired or emerging character, sustainability, health and wellbeing, legibility and local context of the neighbourhood.</p>	<p>Not Applicable The proposal is not located in a Growth Nodes or on Selected Transport Corridors.</p>
<p>SO13 Brisbane's development forms a positive part of the city's legacy and enhances a site's value, the public domain and the city.</p>	<p>L13 Buildings and public spaces exhibit design excellence in form, function and detailing, and enhance the city through the creation of high-quality, contemporary and well-articulated subtropical urban streetscapes.</p>	<p>Not Applicable The proposed development is for a residential subdivision, which does not result in any buildings and or public spaces.</p>
<p>SO14 Brisbane's urban environments, public domains and movement systems are well located, well connected, permeable and legible.</p>	<p>L14.1 The road hierarchy, streetscape hierarchy and bicycle network determines the distribution and type of public spaces and pedestrian and cycle connections between destinations and public transport stops.</p>	<p>Not Applicable The proposal is across the road to an existing public infrastructure network and the proposal is not considered to include or improve existing arrangements.</p>
	<p>L14.2 Provision of open space is appropriate to the scale and function of the area and is integrated with the urban structure.</p>	<p>Not Applicable The proposed development is for a residential subdivision, which does not result in any buildings and or public spaces.</p>

<p>SO15 Brisbane has a high level of land use and movement network connectivity within centres and Growth Nodes on Selected Transport Corridors.</p>	<p>L15 Precinct, street and building design:</p> <ul style="list-style-type: none"> a. provides a high level of connectivity and accessibility for pedestrians, public transport, business and services; b. provides direct, convenient, comfortable, safe and equitable pedestrian and cycle routes between public transport stops, centres, key destinations and adjoining neighbourhoods; c. provides fine-grain pedestrian, cycle and mobility aid permeability, including privately owned and publicly accessible arcades; d. integrates with Brisbane's traditional grid street layout and includes signage and clear sightlines. 	<p>Not Applicable The proposed development is for a residential subdivision, which does not result in any buildings and or public spaces.</p>
<p>SO16 Brisbane's smaller civic spaces on development sites and local streets merge to optimise local public domain needs.</p>	<p>L16 Streetscape hierarchies identify circumstances where arcades, building and corner setbacks and widened footpath areas can contribute to the creation of small, fine-grain open spaces.</p>	<p>Not Applicable The proposal will not result in any changes to existing arcades and corner setbacks and widened footpath due to it being for a small scale residential subdivision.</p>
<p>SO17 Brisbane's urban environment contributes to an outstanding lifestyle for the city.</p>	<p>L17 The public domain, public places and development offer people a range of opportunities and experiences to live, work and play in their local neighbourhood and provide an urban environment which:</p> <ul style="list-style-type: none"> a. creates high-quality, legible, useable and durable spaces; b. incorporates opportunities for relaxing or socialising; c. is inclusive and celebrates local culture and identity; 	<p>Not Applicable The proposed development is for a residential subdivision, which does not result in any buildings and or public spaces.</p>

	<ul style="list-style-type: none"> d. is safe, familiar, comfortable and connected; e. exhibits best-practice subtropical building design; f. integrates landscape and building form to improve amenity; g. encourages activity and wellbeing of residents, workers and visitors; h. is stimulating, enjoyable and useable through balancing variety and consistency in building form, scale and densities. 	
SO18 Brisbane's urban design ensures that public safety and perceptions of public safety are maximised.	L18.1 Crime prevention through environmental design principles are used in the siting, design and functioning of buildings, pedestrian and cycle paths, transport facilities, public domain and other pedestrian-focused spaces.	Not Applicable The proposed development is for a residential subdivision, which does not result in any new buildings and or public spaces.
	L18.2 Specific crime prevention through environmental design requirements are tailored to different land uses and specific vulnerable elements and settings.	Not Applicable The proposed development is for a residential subdivision, which does not result in any new buildings.
Heritage, character and cultural values - Not Applicable		
Element 2.2 – Brisbane’s housing and accommodation choices		
Specific outcomes	Land use strategies	
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	L1 Increased densities within Growth Nodes on Selected Transport Corridors are identified through a neighbourhood planning process and are in accordance with the Brisbane <u>CityShape</u> theme to accommodate anticipated future population.	Not Applicable The proposal is not located in an activity centres and Growth Nodes on Selected Transport Corridors
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and	L2 Residential development contributes to housing diversity, particularly supporting ageing in place and assisted living and housing suited to	Complies Please see below code responses to both Moggill-Bellbowrie District Neighbourhood Plan and Low Density Residential Zone.

income levels and individuals with specific housing needs.	households on different incomes, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan. Small-scale complementary uses (care co-located uses defined activity group) that are suited to integration and co-location with retirement facilities and residential care facilities are facilitated to support the provision of specialised services and retail for residents and visitors.	
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students	L3.1 A range of accessible accommodation opportunities catering to a growing number of visiting professionals, temporary business visitors, tourists and students are conveniently located at or in proximity to major business and tourism destinations.	Not Applicable the proposal is not for a hotels and/or extensions to existing hotels
	L3.2 There are opportunities for accommodation of employees in residential precincts in proximity to centres.	Not Applicable the proposal is not for a hotels and/or extensions to existing hotels
	L3.3 New hotels and extensions to existing hotels are facilitated in the City Centre and other appropriate locations.	Not Applicable the proposal is not for a hotels and/or extensions to existing hotels
SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion.	L4 Given the challenges in providing infrastructure in Rural Neighbourhoods they are not envisaged to expand.	Not Applicable The proposal is not located in a Rural Neighbourhood.
SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	L5 Future Suburban Living Areas exhibit a strong sense of place and demonstrate best-practice urban design outcomes, including building on the	Not Applicable The proposal is not located in a future suburban living area.

	landscape features of the locality and a high degree of legibility and permeability.	
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	L6.1 Land is identified for a range of housing types including rooming accommodation, suitable to tertiary and international students, staff and visitors to major special-purpose centres or community institutions, such as hospitals, at appropriate locations proximate to education campuses or health institutions or along high-frequency public transport routes and with good access to urban services.	Not Applicable The proposal is for a residential subdivision, and will not result in any new buildings or uses.
	L6.2 Outside activity centres, Growth Nodes on Selected Transport Corridors and geographically nominated locations, rooming accommodation for students is supported where the surrounding amenity is maintained and there is good access to higher education campuses by way of public or active transport.	Not Applicable The proposal is not for rooming accommodation.
	L6.3 Other special purpose institutions, for example defence bases, establish accommodation consistent with the applicable zone or neighbourhood plan, either on site or nearby where well served by transport and other urban facilities, as required to meet the particular housing choice needs for staff and visitors.	Not Applicable The proposed development is not located in proximity to special purpose institutions.
Element 2.3 – Brisbane's healthy and safe communities		
Specific outcomes	Land use strategies	
Natural hazards (flood, bushfire, landslide, coastal hazards and disturbance of acid sulfate soils)		
SO1 Brisbane's people and properties are not exposed to unacceptable risks as a result of landslides,	L1.1 Development prioritises, in order, the safety of people, protection of public infrastructure and	Complies The proposed development has been designed in accordance with a bushfire hazard assessment, in

bushfires, flood hazard, coastal inundation and disturbance of acid sulfate soils .	protection of private property in the management of the economic, social and environmental impacts of natural hazards on the city.	which the findings demonstrated that there is no bushfire risk on the site. Please see attached Bushfire Management Plan.
	L1.2 Development avoids the unsafe isolation of communities by natural hazards.	
	L1.3 Building design protects people and property from natural hazards.	
	L1.4 Development provides for safe and effective emergency services access and evacuation.	
	L1.5 Development in areas where isolation cannot be avoided is able to provide for safe evacuation or safe refuge.	
SO2 Brisbane adopts a risk-management approach to natural hazards where both the planning scheme and development are responsive to evolving information about natural hazards and the consequential assessment of risk. Risk management balances the economic, social and environmental costs and benefits to the city.	L2.1 Development accords with the hazard assessment and mapping for flood, bushfire, landslide, coastal hazards and acid sulfate soils.	Complies The proposed development has been designed in accordance with a bushfire hazard assessment, in which the findings demonstrated that there is no bushfire risk on the site. Please see attached Bushfire Management Plan.
	L2.2 Development in locations susceptible to flood, bushfire, landslide, coastal hazards and acid sulfate soil disturbance addresses the predicted risks, in particular, increased rainfall intensity, changes in overall rainfall, rising sea levels and increasing air temperatures.	
	L2.3 Development responds to the identification of hazard-affected areas and the approach to their management is revised.	

SO3 Brisbane's development is located, sited, designed and constructed to tolerate, not worsen, and adapt to natural hazards.	L3.1 Development is only located in higher hazard-affected areas where there is an overriding need in the public interest for the development to be located in the hazard-affected area, such as some essential community infrastructure, and the impacts and risks from hazards are to be mitigated.	Complies The proposed development has been designed in accordance with a bushfire hazard assessment, in which the findings demonstrated that there is no bushfire risk on the site. Please see attached Bushfire Management Plan.
	L3.2 Development for vulnerable, hard-to-evacuate and potentially hazardous uses is located according to ability to tolerate natural hazards, and its accessibility to the critical infrastructure and movement network.	Complies The proposed development has been designed in accordance with a bushfire hazard assessment, in which the findings demonstrated that there is no bushfire risk on the site. Please see attached Bushfire Management Plan.
	L3.3 Development accords with the zoning and overlay provisions of the site which: <ul style="list-style-type: none"> a. allows for an optimal range of uses consistent with the nature and degree of natural hazards, recognising the value of land as a valuable community, economic and environmental resource; b. discourages the inappropriate use of land which is subject to unacceptable risk from natural hazards. 	Not Applicable The proposal is not considered to be inconsistent with the zoning and overlay provisions due the mapped natural hazards.
	L3.4 Strategic assessment of natural hazards informs land use decisions. Development in areas severely affected by natural hazards (particularly in the case of flooding) is not further intensified for inappropriate uses and is otherwise hazard tolerant.	Not Applicable The proposal is not severely affected by natural hazards.
	L3.5	Complies

	<p>Development accords with the land use allocations and assessment benchmarks of overlays intended to meet particular risks from natural hazards.</p>	<p>The proposed development has been designed in accordance with a bushfire hazard assessment, in which the findings demonstrated that there is no bushfire risk on the site.</p> <p>Please see attached Bushfire Management Plan.</p>
	<p>L3.6 Development in areas where natural hazards are able to be mitigated with site-based responses is designed, sited and constructed to protect the safety and amenity of users and provide resilience to natural hazards, including minimising cost and time to recover from natural disaster events.</p>	<p>Complies The proposed development has been designed in accordance with a bushfire hazard assessment, in which the findings demonstrated that there is no bushfire risk on the site.</p> <p>Please see attached Bushfire Management Plan.</p>
	<p>L3.7 Development within Growth Nodes on Selected Transport Corridors is to avoid areas affected by natural hazards or risks are able to be mitigated within the requirements of zones, neighbourhood plans and overlays.</p>	<p>Not Applicable The proposal is not located in a Growth Nodes on Selected Transport Corridors.</p>
	<p>L3.8 Development does not directly or cumulatively increase the extent or severity of a natural hazard, or create adverse impacts on others.</p>	<p>Complies The proposed development has been designed in accordance with a bushfire hazard assessment, in which the findings demonstrated that there is no bushfire risk on the site.</p> <p>Please see attached Bushfire Management Plan.</p>
	<p>L3.9 Development avoids significant reduction of flood storage or conveyance capacity which adversely impacts on other parts of the city.</p>	<p>Not Applicable The proposal is not located in the flood hazard overlay.</p>
	<p>L3.10 Development manages stormwater flows to protect the health and safety of landowners.</p>	<p>Response to L3.10</p>

		<p>The application is being lodged without a detailed Stormwater Engineering Report at this stage.</p> <p>Notwithstanding this, the development will incorporate a stormwater management system that is designed to comply with the relevant requirements of the Infrastructure Design Planning Scheme Policy. The proposed development site has a natural slope that generally enables stormwater to discharge toward the existing stormwater infrastructure within Lagoon Crescent, and this will be considered as part of the overall stormwater management approach.</p> <p>Should Council consider that a Stormwater Engineering Report is required to further demonstrate compliance with L3.10, the report can be prepared and submitted accordingly. In this instance, it is requested that any such requirement be identified through a formal request for additional information, to ensure the scope of the report appropriately addresses Council's assessment requirements.</p>
<p>SO4 Brisbane has adapted to the risks posed by natural hazards.</p>	<p>L4.1 Development is designed, approved and operated, taking into account the capacity of occupants to manage the predicted risk of natural hazards; to enable action to be taken to avoid, mitigate and respond to risk and impacts from natural hazards.</p>	<p>Complies The proposed development has been designed in accordance with a bushfire hazard assessment, in which the findings demonstrated that there is no bushfire risk on the site.</p> <p>Please see attached Bushfire Management Plan.</p>
	<p>L4.2 Development in existing urban areas severely affected by natural hazards will transition to more hazard-tolerant uses over time, by avoiding</p>	<p>Not Applicable The proposal is not severely affected by natural hazards.</p>

	further intensification of inappropriate uses and by encouraging more hazard-tolerant land uses.	
SO5 Brisbane's emergency services and community are well prepared to respond to natural hazards.	L5.1 Development is operated in a way that minimises the risk to people and property from natural hazards.	Complies please see response to the bushfire hazard code.
	L5.2 Occupants and owners of development are informed with regard to natural hazard management for their properties.	Complies and can be Conditioned
Element 2.4 – Brisbane’s community facilities, services, open space and recreation infrastructure - Not Applicable		
THEME 3: BRISBANE’S CLEAN AND GREEN LEADING ENVIRONMENTAL PERFORMANCE		
Specific outcomes	Land use strategies	
Overall environmental values		
SO1 Brisbane's Greenspace System's biodiversity, recreational and cultural values and functions are protected, restored and enhanced.	L1 The Greenspace System, the majority of which occurs outside the urban footprint in the SEQ Regional Plan, also extends throughout the urban footprint through a series of district and metropolitan parks, waterway networks, sport and recreation areas and lands supporting biodiversity areas or scenic amenity values. Zones that occur within the Greenspace System are: a. Conservation; b. Environmental management; c. Rural; d. Rural residential; e. Open space; f. Sport and recreation.	Not Applicable The proposal is not located in a greenspace area.
SO2 Brisbane's Greenspace System provides an effective network of greenspace links and contributes to a regional network.	L2.1 Development does not fragment environmental management, rural residential or rural lands.	Complies The proposal is located in the Low Residential Zone.

	<p>L2.2 Development in the Emerging community zone and Industry investigation zone protects the Greenspace System's values of those areas.</p>	<p>Not Applicable The proposal is not the emerging community zone.</p>
	<p>L2.3 Development protects the inter-urban breaks between Brisbane and the Moreton Bay region, Somerset region, Redland City and Logan City which form part of the regional Greenspace System and provide links to greenspace in other local government areas.</p>	<p>Not Applicable The proposal is not located in an inter-urban break between Brisbane and other city regions.</p>
<p>SO3 Brisbane's ecosystems provide ecosystem services which are maintained and enhanced.</p>	<p>L3 Development protects identified areas with high levels of ecosystem services which are to be integrated into the Greenspace System and infrastructure network of the city.</p>	<p>Not Applicable The proposal is not located in a greenspace area.</p>
Biodiversity values - Not Applicable		
River, waterways, wetlands and bay values - Not Applicable		
Natural economic resources and rural lands - Not Applicable		
Element 3.2 – Brisbane’s environmental quality and sustainable design		
Specific outcomes	Land use strategies	
Air and noise		
<p>SO1 Brisbane's activity centres and Growth Nodes on Selected Transport Corridors experience reasonable indoor noise levels and air quality.</p>	<p>L1.1 Development provides a mix of uses in individual centres and Growth Nodes on Selected Transport Corridors to maximise urban amenity.</p>	<p>Not Applicable The proposal is not located in an activity centres and Growth Nodes on Selected Transport Corridors</p>
	<p>L1.2 Development in centres and Growth Nodes on Selected Transport Corridors separate incompatible uses and minimise the impacts of non-residential land uses in mixed-use environments.</p>	
	<p>L1.3</p>	

	<p>New commercial and other non-residential development complies with air and noise pollution emission levels.</p>	
	<p>L1.4 New residential development and other sensitive development such as aged and childcare facilities in centres and Growth Nodes on Selected Transport Corridors is designed, built and landscaped to enable building occupants to have reasonable indoor noise levels and to improve their air quality.</p>	
	<p>L1.5 Special entertainment precincts manage noise issues in specialised precincts.</p>	
Health and amenity		
<p>SO2 Brisbane provides an amenity which is appropriate to the uses and development intensity planned for the different parts of the city.</p>	<p>L2.1 Development accords with the pattern of zones, neighbourhood plans and overlays which provide the basis for managing health and amenity impacts and interfaces between land uses and activities.</p>	<p>Complies The proposed subdivision is for residential purposes which is generally consistent with the neighbourhood plan.</p>
	<p>L2.2 Development in areas of the city affected by transport corridor air quality and noise impacts as identified on the Transport air quality corridor overlay map or Transport noise corridor overlay map, achieve the amenity outcomes described for those overlays.</p>	<p>Not Applicable The proposal is not located in the Transport air quality corridor overlay map or Transport noise corridor overlay map</p>
	<p>L2.3 Development involving an interface between a residential use and non-residential use achieves the level of residential amenity specified in an applicable overlay and neighbourhood plan and</p>	<p>Complies The proposed subdivision is for residential purposes which is generally consistent with the neighbourhood plan.</p>

	does not otherwise affect reasonable health expectations.	
SO3 Brisbane's interface areas between industry or major gas, waste and sewerage infrastructure and sensitive uses are effectively managed in terms of industrial hazards and air and noise impacts.	L3.1 Development for new industry is separated from and does not encroach upon existing sensitive zones.	Not Applicable The proposal is for a residential subdivision, not located in close proximity to industry areas.
	L3.2 Development of sensitive uses is prevented from encroaching upon industrial areas.	
	L3.3 Development does not intensify within an area of risk from existing major hazard facilities without demonstrating and implementing measures to mitigate the risk.	
	L3.4 Development manages the transition of industrial areas to residential areas (or vice versa) to prevent conflict between incompatible uses.	
	L3.5 New industrial development incorporates best-practice technology and practices to control hazards and noise and air pollution.	
Energy security		
SO4 Brisbane has reduced reliance on non-renewable energy sources.	L4 Development layout, design, building siting and orientation integrates subtropical design principles and reduces the need to use energy for cooling and heating.	Not Applicable The proposal is for a subdivision and will not result in any new buildings.
SO5	L5	Not Applicable The proposal is for a subdivision and will not result in any new buildings.

Brisbane is serviced by increased generation and distribution of energy from renewable or low-carbon intense sources.	Development layout, design, building siting and orientation provide opportunities for incorporation of alternative energy technologies.	
Low carbon city		
SO6 Brisbane has reduced greenhouse gas emissions from transport and energy use.	L6.1 Brisbane's urban structure, form and land use mix reduces car dependency.	Not Applicable The proposed development is located not in close proximity to public transport and is located approximately 24km from Brisbane city.
	L6.2 High-speed broadband infrastructure is prioritised to facilitate telecommuting to work and leisure to reduce demand for travelling by car.	Complies The proposed development can connect into the High-speed broadband infrastructure.
	L6.3 Development layout, design, building siting and orientation provide opportunities for energy-efficient design.	Not Applicable The proposal will not involve changing the existing building and does not propose any new dwellings.
SO7 Brisbane has increased stored carbon.	L7.1 Existing mature vegetation and bushland is protected and revegetation is promoted via environmental offsets in areas of high ecological significance, high strategic biodiversity value or koala habitat areas.	Complies The proposal will not result in any trees being removed from both the site and street scape.
	L7.2 Streetscapes incorporate street tree planting to increase carbon sequestration.	
Sustainable water management		
SO8 Brisbane's development exhibits a diverse mix of alternative water sources and water efficiency measures.	L8 Development incorporates, where appropriate, a range of possible water management features to reduce the demand for reticulated water including water capture, treatment and re-use.	Not Applicable The proposal relates to a residential subdivision. Any future change to either site would be assessed on its merits, with consideration given

		to SO8, subject to demonstrated demand for that use.
Element 3.3 – Brisbane adaptation approaches		
Specific outcomes	Land use strategies	
Coastal adaptation - Not Applicable		
Adaptation to other changing climate challenges		
SO3 Brisbane's vulnerability to increased temperatures, including heatwaves, and more variable rainfall, including flood and drought, is minimised.	L3.1 Development accords with the evolving transport, water cycle and park infrastructure design standards which provides for the adaptation and mitigation of the impacts of hotter temperatures and more extreme weather events.	Not Applicable The proposal will not involve changing the existing building and does not propose any new dwellings.
	L3.2 Development incorporates requirements to meet design, siting and operational impacts of increased temperatures and climatic changes including more intense rainfall events and longer, hotter dry periods.	
THEME 4: BRISBANE'S HIGHLY EFFECTIVE TRANSPORT AND INFRASTRUCTURE		
Element 4.1 – Brisbane's transport infrastructure networks		
Specific outcomes	Land use strategies	
Road network		
SO1 People and goods can move safely on the road network by the most efficient modes and routes, and the impact of traffic on neighbourhoods and the environment is minimised.	L1.1 Development contributes to the safety and efficiency of the road network and seeks to minimise impacts of traffic on surrounding areas.	Complies The proposed development is proposed to use 1 access from the existing access for both lots. Complies An existing public path is located across the street from the development, and will not impact on public safety.
	L1.2 Development layout and access minimises impacts on pedestrian, cyclists and public transport movement and streetscape while providing for safe site servicing.	
SO2 Brisbane's road network is protected and enhanced.	L2.1 Development protects and enhances the existing and future road corridors, as identified in the Road hierarchy overlay.	Can Comply

	L2.2 Development is sited to preserve road widening to provide additional corridor space, including additional space for pedestrians, cyclists and landscaping as identified in an overlay.	Complies The proposed subdivision will not result in arranging the boundaries further into the streetscape.
SO3 Brisbane's road network has improved connectivity and enhanced network design.	L3 Development provides roads or upgrades to: <ul style="list-style-type: none"> a. improve connectivity to, and support efficient growth in centres, Growth Nodes on Selected Transport Corridors and other infill in established suburbs; b. provide connections in Future Suburban Living Areas; c. provide adequate connections to the Major Industry Areas. 	Not Applicable The proposal is not located in an activity centres and Growth Nodes on Selected Transport Corridors or in the future suburban living and major industry area.
SO4 Brisbane's road network supports the city's network of centres and Major Industry Areas.	L4 Road network functions do not compromise the viability of centres and Major Industry Areas.	Complies The proposal is not located in a centre and/or major industry zone.
SO5 Brisbane's development provides sufficient car parking to: <ul style="list-style-type: none"> a. protect the traffic functions and streetscape of the road network; b. encourage public and active transport. 	L5 In the city core and city frame maximum parking rates apply to non-residential uses. In centres graduated car parking rates apply	Not Applicable The proposal is not located in the city core.
Public transport		
SO6 Brisbane has a safe and efficient public transport network.	L6 Development does not compromise the safety or the efficiency of the public transport network.	Complies The proposed development is not located on a street that has a public transport network.
SO7 All urban land in Brisbane is serviced by public transport.	L7 Development protects and enhances accessibility to the public transport network.	Complies The proposed development will not impact on any existing accessibility to the public transport network.

<p>SO8 Public transport is the preferred mode of travel to the City Centre and the city's Major Centres and provides a high level of access to all facilities and services in Brisbane, reducing the need to use a car.</p>	<p>L8 Development enables access to and does not compromise existing and planned public transport within and connecting the City Centre, Major Centres, the Major Industry Areas and Growth Nodes on Selected Transport Corridors.</p>	<p>Complies The proposed development will not impact on any planned upgraders to the public transport network.</p>
<p>Active transport</p>		
<p>SO9 Brisbane has a safe and convenient, comfortable pedestrian and bicycle network to support development.</p>	<p>L9.1 Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all abilities within the site and throughout neighbourhoods, to and within centres, and to community facilities, schools, public transport and other highly frequented destinations as set out in the Bicycle network overlay and Streetscape hierarchy overlay.</p>	<p>Complies The proposed development will not impact on any existing pedestrian and or cyclist infrastructure.</p>
	<p>L9.2 Development within Major Centres, Growth Nodes on Selected Transport Corridors, and larger scale developments are designed to balance the needs of all road users including pedestrians and cyclists.</p>	<p>Not Applicable The proposal is not located in an activity centres and Growth Nodes on Selected Transport Corridors, is not in a major centre, and/or is large scale development.</p>
	<p>L9.3 Development provides for integration between public transport and active transport.</p>	<p>Complies through Infrastructure Charges</p>
	<p>L9.4 Brisbane's active transport infrastructure is supported by end-of-trip facilities within development to make walking, cycling and multimodal trips a convenient travel option.</p>	<p>Not Applicable The proposal is for a small scale residential subdivision, in which will have enough space for end of trip facilities.</p>
<p>SO10</p>	<p>L10</p>	<p>Not Applicable The proposal is not located in the city centre or high-density employment centres.</p>

Brisbane's high-density employment nodes, particularly the City Centre, ensure safe and efficient movement for pedestrians.	Development enhances pedestrian connectivity in the City Centre and other high-density employment centres.	
Freight network - Not Applicable		
Element 4.2 – Brisbane's other infrastructure networks		
Specific outcomes	Land use strategies	
Water supply infrastructure		
SO1 Brisbane's high water quality in water storages is protected.	L1 The water supply and emergency water supply catchments of Tingalpa Reservoir/Leslie Harrison Dam, Enoggera Reservoir, Gold Creek Dam and Lake Manchester are protected from incompatible development.	Complies The proposed development will not impact on the water supply and emergency water supply catchments.
SO2 Brisbane's water supply network is facilitated, protected and augmented to service development.	L2 Development protects and facilitates the water supply network and contributes to the planned augmentation of the water supply network to provide reliable and quality water services for the development.	Complies through infrastructure charges
SO3 Brisbane's dependency on the water supply network is reduced.	L3 Development for large-scale commercial, industrial and recreational development implements integrated water-cycle management to collect, store and treat stormwater to provide an alternative source of water for purposes such as irrigation and toilet flushing.	Not Applicable The proposal is for a small scale residential subdivision.
Wastewater infrastructure		
SO4 Brisbane's existing and planned wastewater infrastructure corridors and facilities are protected.	L4 Wastewater infrastructure corridors and facilities are provided for and are protected from incompatible development.	Complies The proposal is for a small scale residential subdivision that will not result in any incompatible development.
SO5	L5	Complies through infrastructure charges

Brisbane's wastewater network is augmented to service development.	Development contributes to the planned augmentation of the wastewater network to provide wastewater services for the development.	
Stormwater		
SO6 Development provides stormwater infrastructure to: <ul style="list-style-type: none"> a. protect water quality; b. reduce urban run-off and peak flows; c. improve waterway health and stormwater quality. 	L6.1 Development incorporates best-practice erosion and sediment control.	Complies through conditioning
	L6.2 Development incorporates water sensitive urban design on site and in road, streetscape and stormwater infrastructure.	Complies through conditioning
SO7 Brisbane's development provides for stormwater retention and harvesting.	L7.1 Development provides for stormwater retention for harvesting in new developments and infrastructure projects, particularly for large outdoor uses and other uses that do not require potable water.	Response to SO7 The application is being lodged without a detailed Stormwater Engineering Report at this stage. Notwithstanding this, the development will incorporate a stormwater management system that is designed to comply with the relevant requirements of the Infrastructure Design Planning Scheme Policy. The proposed development site has a natural slope that generally enables stormwater to discharge toward the existing stormwater infrastructure within Lagoon Crescent, and this will be considered as part of the overall stormwater management approach. Should Council consider that a Stormwater Engineering Report is required to further demonstrate compliance with SO7, the report can be prepared and submitted accordingly. In this instance, it is requested that any such requirement be identified through a formal request
	L7.2 Development maximises surface water infiltration and minimises stormwater run-off and pollutants from urban areas.	
	L7.3 Development minimises changes to the natural hydrological or environmental flow regimes to minimise impacts on natural water cycles.	

		for additional information, to ensure the scope of the report appropriately addresses Council's assessment requirements.
Energy infrastructure		
SO8 Brisbane's existing and planned electricity and gas transmissions and distribution infrastructure corridors and facilities are protected.	L8 Electricity and gas transmission and distribution infrastructure corridors and facilities are protected from incompatible development.	Not Applicable There are no existing electricity and or gas transmission infrastructure easements located on the proposed site.
SO9 Brisbane's electricity and gas transmission and distribution infrastructure corridors and facilities do not adversely impact on the community and the environment.	L9.1 Development for electricity and gas transmission and distribution infrastructure is safe and effective.	Not Applicable The proposal is for a small scale residential subdivision.
	L9.2 Development for electricity and gas transmission and distribution infrastructure is sited and designed to minimise adverse impacts on community wellbeing, visual amenity and the environment through strategies such as the undergrounding of electricity infrastructure.	Not Applicable The proposal is for a small scale residential subdivision.
SO10 Brisbane's energy infrastructure is complemented by renewable, decentralised supply.	L10 Development contributes to alternative decentralised energy generation where amenity impacts are managed to best-practice standard.	Not Applicable The proposal is for a small scale residential subdivision.
Telecommunications infrastructure		
SO11 Brisbane's existing and planned telecommunications infrastructure is protected.	L11 Telecommunications infrastructure corridors and facilities are protected from incompatible development.	Not Applicable There are no existing Telecommunications infrastructure corridors and facilities on the proposed site.

<p>SO12 Brisbane's development provides for fibre-ready conduit in new developments.</p>	<p>L12 Development provides for a future-proof system of conduits in the following:</p> <ul style="list-style-type: none"> a. new developments so all premises can be readily connected to optic fibre; b. significant new infrastructure such as major roads and public transport routes. 	<p>Complies through conditioning</p>
<p>SO13 Brisbane's development provides for fibre to the premises in new developments.</p>	<p>L13 Development provides for fibre to the premises in new developments where feasible having regard to the remoteness and scale of the development.</p>	<p>Complies through conditioning</p>
<p>SO14 Brisbane's development provides for telecommunications conduit in all suitable infrastructure projects.</p>	<p>L14 Development provides for all suitable infrastructure projects to accommodate future conduit requirements such as the roll out of the fibre to the premises network.</p>	<p>Complies through conditioning</p>
<p>SO15 Brisbane's telecommunications infrastructure does not adversely impact on the community and the environment.</p>	<p>L15.1 Development for telecommunications infrastructure is safe and effective.</p>	<p>Complies through conditioning</p>
	<p>L15.2 Development for telecommunications infrastructure is sited and designed to minimise adverse impacts on community wellbeing, visual amenity and the environment through strategies such as siting, co-use and co-location.</p>	<p>Complies through conditioning</p>
<p>Waste management infrastructure – landfill and waste transfer facilities - Not Applicable</p>		
<p>Social infrastructure - Not Applicable</p>		
<p>Community facilities infrastructure – community centres, halls and library facilities - Not Applicable</p>		
<p>Cultural and art facilities - Not Applicable</p>		
<p>Sports and recreation facilities - Not Applicable</p>		
<p>Greenspace System and public park infrastructure - Not Applicable</p>		
<p>Element 4.3 – Brisbane’s coordinated infrastructure planning and delivery</p>		

Specific outcomes	Land use strategies	
Infrastructure planning		
<p>SO1 Brisbane's development provides for the development infrastructure and other essential infrastructure required to service the development in accordance with the infrastructure planning provided for in the following:</p> <ul style="list-style-type: none"> a. for long term infrastructure for development which is not assumed future urban development, the Long term infrastructure plans; b. for existing and planned infrastructure for development which is assumed future urban development, the Local government infrastructure plan. 	<p>L1.1 Development has access to essential infrastructure that exists or can be provided at minimum cost to public sector agencies and the community as identified in the Brisbane infrastructure program.</p>	<p>Complies The proposed subdivision will create two lots that can connect into existing servicing.</p>

L1.2

Development provides for the following development infrastructure:

- a. the supply of non-trunk infrastructure for the following:
 - i. networks internal to the premises;
 - ii. connecting the premises to external infrastructure networks;
 - iii. protecting or maintaining the safety or efficiency of the infrastructure network of which the non-trunk infrastructure is a component;
- b. the supply of trunk infrastructure specified in the Local government infrastructure plan which is necessary to service the premises;
- c. the payment of infrastructure charges for trunk infrastructure in accordance with the applicable infrastructure charging instrument;
- d. the payment of extra infrastructure costs for the following:
 - i. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;
 - ii. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:
 - A. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;
 - B. infrastructure associated with development that is not assumed future urban

	<p>development or Long term infrastructure, which is made necessary by development that is not assumed future urban development.</p> <p>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i>.</p>	
	<p>L1.3 Development protects existing and planned infrastructure in the Local government infrastructure plan and long term infrastructure in accordance with the Long term infrastructure plans.</p> <p>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.</p>	
Transport and land use integration		
<p>SO2 Transport and land uses are planned and managed to create a preferred urban form that increases accessibility and connectivity and supports sustainable travel behaviour.</p>	<p>L2.1 Strategic transport projects planned for Brisbane are delivered in a timely manner.</p> <p>L2.2 Land use is planned in accordance with the principles of transit oriented development.</p>	<p>Not Applicable the proposal is not located in any designated strategic transport projects planned for Brisbane</p>
Infrastructure design, construction and operation		
<p>SO3 Brisbane's infrastructure is constructed and installed to not adversely impact on the community and the environment.</p>	<p>L3 Development ensures that:</p> <p>a. the provision of infrastructure is integrated and coordinated with neighbourhood planning and the provision of infrastructure by public sector agencies;</p>	<p>Complies The proposed subdivision will create two lots that can connect into existing servicing.</p>

	<ul style="list-style-type: none"> b. infrastructure is designed and constructed to: <ul style="list-style-type: none"> i. minimise adverse impacts; ii. protect biodiversity and landscape character values including provision for the safe movement of wildlife; iii. use standard designs, components and materials unless specific circumstances determine an alternative is required. 	
Critical infrastructure resilience		
Criticality of infrastructure		
SO4 Brisbane's infrastructure which is critical to the ability to respond to a natural disaster is protected and enhanced.	L4.1 Development provides for the resilience of essential infrastructure to natural hazards to be upgraded.	Can Comply
	L4.2 Development ensures the Port of Brisbane, including port and navigational facilities and essential road connections, is able to service Brisbane during a natural disaster event.	Not Applicable The proposal is not located in close proximity to the Port of Brisbane.
Continuity of critical infrastructure		
SO5 Brisbane's infrastructure which is critical to the city's wellbeing and essential ability to respond to a natural disaster remains functional during and immediately after a natural disaster event.	L5.1 Community infrastructure, critical assets and supporting networks such as roads and electricity which are critical for emergency or disaster response, are planned so that the essential components of those uses for responding to a natural disaster are able to function during and after disaster events.	Not Applicable The proposal is not for Community Infrastructure.
	L5.2 Essential community infrastructure is located, sited and designed to be resilient to the impacts of natural hazards.	Not Applicable The proposal is not for Community Infrastructure.

	<p>L5.3 Development is designed and operated to withstand natural disasters in order to avoid or defer the need for emergency assistance</p>	<p>Not Applicable The proposal is not for Community Infrastructure.</p>
<p>Connectivity of infrastructure</p>		
<p>SO6 Brisbane's key transport routes and critical assets which are required to mobilise equipment, personnel and supplies to affected communities, and evacuate persons, are connected in a hazard-resilient network.</p>	<p>L6.1 The identified critical infrastructure movement network as mapped in an overlay is progressively upgraded to improve resilience to natural hazards.</p> <p>L6.2 Key transport routes and critical assets are identified for future improvement or augmentation where required.</p> <p>L6.3 Transport assets identified as part of the critical infrastructure movement network are designed to provide for emergency services and public transport vehicle usage during disaster events.</p> <p>L6.4 Critical assets are able to be efficiently accessed via a connected transport network.</p> <p>L6.5 The design and progressive upgrade of the city's critical assets and transport routes support evacuation operations.</p> <p>L6.6 Evacuation strategies and routes for development throughout Brisbane are designed to access the critical infrastructure movement network.</p>	<p>Not Applicable The proposed development is located on any existing or future transport route.</p>

<p>S07 Brisbane's development is located to avoid natural hazards, and ensure appropriate and efficient access to emergency and disaster response services.</p>	<p>L7.1 Development which is necessary for disaster response and emergency services has access to the critical infrastructure movement network or can operate effectively in place to serve its appropriate catchment.</p>	<p>Complies The proposed development has been designed in accordance with a bushfire hazard assessment, in which the findings demonstrated that there is no bushfire risk on the site. Please see attached Bushfire Management Plan.</p>
	<p>L7.2 New development is located to be accessible to the critical infrastructure movement network and to avoid unreasonable burden on emergency and disaster response services in disaster events.</p>	
	<p>L7.3 Development with special network accessibility requirements in terms of providing emergency response, special evacuation needs, hazardous land uses or providing secondary networks (such as power or roads) develop facilities that:</p> <ul style="list-style-type: none"> a. are critical infrastructure movement network adjacent; or b. have or achieve hazard-free access to the network; or c. manage issues which arise due to being detached from the network. 	
	<p>L7.4 Development which cannot be made network accessible and cannot be readily relocated elsewhere, provides an on-site management response appropriately addressing emergency services access, evacuation and essential supplies.</p>	
	<p>L7.5 Development ensures that vulnerable, hard-to-evacuate and assembly uses are located away from natural hazard-prone areas to</p>	

	<p>maximise the efficiency of the city's disaster response capability.</p> <p>L7.6 New development is adequately supported with emergency services infrastructure.</p>	
<p>SO8 Brisbane's essential community infrastructure is located and designed to avoid the impacts of natural hazards and service the needs of the community during and immediately after a disaster event.</p>	<p>L8.1 Essential community infrastructure is located and designed with adequate protection and immunity from natural hazards to retain an appropriate level of function during and immediately after designated natural disaster events.</p> <p>L8.2 Essential community infrastructure reliant on other infrastructure networks, such as roads or electricity, is located where these networks will be available during and immediately after disaster events, or is designed to be self-reliant.</p> <p>L8.3 Essential community infrastructure is upgraded to improve resilience to natural disasters.</p>	<p>Not Applicable The proposal is not for community infrastructure.</p>
THEME 5: BRISBANE'S CITYSHAPE		
Element 5.1 – Brisbane's City Centre - Not Applicable		
Element 5.2 – Brisbane's Major Industry Areas -		
Element 5.3 – Brisbane's Major Centres - Not Applicable		
Element 5.4 – Brisbane's Special Centres - Not Applicable		
Element 5.5 – Brisbane's Suburban Living Areas		
Specific outcomes	Land use strategies	
<p>SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.</p>	<p>L1 The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.</p>	<p>Complies The proposed development is located within the low density residential zone, and the proposed subdivision has been designed in consideration of the zone and neighbourhood plan.</p>

<p>SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.</p>	<p>L2.1 Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.</p>	<p>Complies The proposal is for a subdivision with no material change of use to either proposed lots.</p>
	<p>L2.2 Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.</p>	<p>Complies Both lots will be able to accommodate small-scale housing infill.</p>
<p>SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well-located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.</p>	<p>L3.1 Development for small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances. Development for retirement facilities and residential care facilities occurs on well-located sites in Suburban Living Areas. The scale and built form of retirement facilities and residential care facilities is commensurate with the size of the site and sensitive to the surrounding character and amenity of Suburban Living Areas.</p>	<p>Not Applicable The proposal is not for a multiple dwelling complex.</p>
	<p>L3.2 Development for multiple dwellings in the Emerging community zone:</p> <ul style="list-style-type: none"> a. is restricted to locations provided for in a neighbourhood plan; or b. is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per 	

	<p>hour in the peak periods of 7am to 9am and 4pm to 6pm and the edge:</p> <ul style="list-style-type: none"> i. of a centre zone other than the Neighbourhood centre zone; or ii. of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework. 	
<p>SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.</p>	<p>L4.1 Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood.</p>	<p>Not Applicable The proposal is not located in an infill zone.</p>
	<p>L4.2 The siting, scale and lot coverage of new housing is consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards.</p>	<p>Not Applicable the proposal will result in new building or material change of use.</p>
	<p>L4.3 Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through:</p> <ul style="list-style-type: none"> a. the retention of mature and significant vegetation; b. the retention of private open space capable of supporting trees and gardens; c. increasing local shade cover along streets; d. local sustainability initiatives such as water-sensitive urban design. 	<p>Not Applicable the proposal will result in new building or material change of use.</p>
<p>SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.</p>	<p>L5.1 District centres are located at nodal points within residential neighbourhoods and function as community destinations, providing localised access to goods and services, including</p>	<p>Not Applicable The proposal is not for a district centre.</p>

	<p>retail, community facilities and low impact industry and localised employment.</p>	
	<p>L5.2 District centres are the focus for the public transport network within the local catchment of the district centres.</p>	
<p>SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.</p>	<p>L6.1 Neighbourhood centres are interspersed within residential neighbourhoods and function as local neighbourhood service providers.</p>	<p>Not Applicable The proposal is not for any neighbourhood centre development</p>
	<p>L6.2 Neighbourhood centres are of a scale which is consistent with surrounding detached housing.</p>	
	<p>L6.3 A new neighbourhood centre which is not in a location provided for in a zone, zone precinct, or neighbourhood plan is to:</p> <ul style="list-style-type: none"> a. have a gross floor area of 2,500m² or less and a maximum tenancy size of 2,000m² or less; b. have a frontage predominantly to a major road; c. have vehicle site access from a suburban road, a district road or a neighbourhood road; d. be 400m or less walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 3 or more services per hour in peak periods; e. be more than 400m from an existing retail based centre; 	

	<p>f. manage the impact on the amenity and character of adjacent uses and the locality consistent with the overall outcomes for the zone, zone precinct and neighbourhood plan for the surrounding uses and locality.</p>	
<p>SO7 Non-residential uses support local character and amenity.</p>	<p>L7 A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following:</p> <ul style="list-style-type: none"> a. local and district services and shopping with access to public transport services, as well as centres in specific locations and other small-scale non-residential uses such as those within commercial character buildings, providing neighbourhood convenience services within a walkable catchment; b. schools and other community facilities; c. a range of parks, from district sports parks to local recreation parks; d. vegetation and open space, including in backyards, that support local and district ecological functions, including biodiversity and fauna movement, as well as helping reduce the urban heat island effect; e. pedestrian-friendly traffic environments and pedestrian and cyclist connectivity to surrounding areas including some buffered industrial areas that offer locally accessible employment opportunities for residents in the Suburban Living Areas. 	<p>Not Applicable The proposal will not result in any creation of non-residential uses.</p>
<p>SO8 Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional communities that are fully integrated within the Suburban Living</p>	<p>L8 Development:</p> <ul style="list-style-type: none"> a. considers and responds to known development constraints and those identified through the assessment process; 	<p>Complies Please see responses to the low density residential zone requirements and the Moggil - Bellbowie District Neighbourhood Plan.</p>

Area and is serviced by appropriate supporting infrastructure and services.	<ul style="list-style-type: none"> b. preserves valued character and environmental attributes and mitigates unavoidable impacts; c. provides corridors and linkages required to physically integrate development within the locality; d. concentrates the most intense land uses on well-located sites serviced by appropriate supporting infrastructure; e. is consistent with the scale and pattern of development intended in the zone, zone precinct, or neighbourhood plan. 	
Element 5.6 – Brisbane’s Greenspace System - Not Applicable		
Element 5.7 – Brisbane’s Future Suburban Living Areas - Not Applicable (not located in a Future Suburban Living Areas)		
Element 5.8 – Brisbane’s Growth Nodes on Selected Transport Corridors - Not Applicable (not located in a Growth Node)		
Element 5.9 – Brisbane’s Strategic Inner City Industrial Areas - Not Applicable (not located in the inner city)		

LOW DENSITY RESIDENTIAL ZONE CODE	
<p>Zone role overall outcomes are:</p> <ul style="list-style-type: none"> a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: <ul style="list-style-type: none"> i. Theme 2: Brisbane’s outstanding lifestyle, Element 2.1 – Brisbane’s identity and Element 2.2 – Brisbane’s housing and accommodation choices; ii. Theme 5: Brisbane’s CityShape and Element 5.5 – Brisbane’s Suburban Living Areas. 	
<p>Development location and uses overall outcomes are:</p> <ul style="list-style-type: none"> a. Development provides for suburban living in dwelling houses of predominantly 1 or 2 storeys in height, on appropriately sized and configured vacant lots, which maintain the low density detached housing suburban identity of the Low density residential zone. 	<p>Complies The proposed development is for a 1 into 2 lot subdivision which will create two lots at 1463m² (Proposed Lot 1) & 1455m² (Proposed Lot 2) which is above both the low density residential zone requirements and the Moggil - Bellbowie District Neighbourhood Plan.</p>
<ul style="list-style-type: none"> b. Development provides for other housing types at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages. 	<p>Not Applicable The proposal will not involve any new buildings.</p>

<p>c. Development maintains a low density character in which multiple dwellings are not accommodated.</p>	<p>Complies The proposal is not for a multiple dwelling development.</p>
<p>d. Development for other housing types, being a residential care facility or retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to remain within their local neighbourhood throughout their life cycle, may be accommodated at appropriate locations where development meets the bulk and building height requirements of the Retirement and residential care facility code.</p>	<p>Not Applicable The proposal will not involve any new buildings or uses.</p>
<p>e. Development for a relocatable home park or tourist park may continue to operate and expand where on an existing site to provide housing diversity.</p>	<p>Not Applicable The proposal will not involve any new buildings or uses.</p>
<p>f. Development for a dwelling unit may occur as part of a non-residential use.</p>	<p>Not Applicable The proposal will not involve any new buildings or uses.</p>
<p>g. Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.</p>	<p>Complies The proposal will result in a new subdivision, and will not introduce or further impact on amenity and safety of the area.</p>
<p>h. Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.</p>	<p>Not Applicable The proposal will not involve any new buildings or uses.</p>
<p>i. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit), where not on land within the Commercial character building overlay is to:</p> <ul style="list-style-type: none"> i. have a gross floor area of less than 250m²; ii. serve local residents' day-to-day needs; iii. not undermine the viability of a nearby centre. 	<p>Not Applicable The proposal will not involve any new buildings or uses.</p>


<p>j. Development for a home-based business may operate in a dwelling house and is of a scale and nature that protects the amenity of adjoining residents.</p>	<p>Not Applicable The proposal will not involve any new buildings or uses.</p>
<p>k. Development for a non-residential use serves a local community facility need only, such as a childcare centre or a substation, and is of a bulk and scale that is compatible with and integrates with the built form intent for the Low density residential zone.</p>	<p>Not Applicable The proposal will not involve any new buildings or uses.</p>
<p>l. Development for rooming accommodation accommodates five persons or less.</p>	<p>Not Applicable The proposal will not involve any new buildings or uses.</p>
<p>5. Development form overall outcomes are:</p> <p>a. Development is of a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas.</p>	<p>Not Applicable The proposal will not involve any new buildings or uses.</p>
<p>b. Development for a dwelling house is of a height, bulk, scale and form which is compatible with the low density detached housing suburban identity of the Low density residential zone.</p>	<p>Not Applicable The proposal will not involve any new buildings or uses.</p>
<p>c. Development for a dwelling house occurs on appropriately sized and configured lots, and:</p> <ul style="list-style-type: none"> i. where not on a rear lot, has a minimum lot size of 400m²; ii. where on a rear lot, has a minimum lot size of 600m²; iii. maintains a block pattern that accommodates traditional backyards and large trees. 	<p>Complies The proposed development is for a 1 into 2 lot subdivision which will create two lots at 1463m² (Proposed Lot 1) & 1455m² (Proposed Lot 2) which is above both the low density residential zone requirements and the Moggil - Bellbowie District Neighbourhood Plan.</p>
<p>d. Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings by maintaining access to sunlight, daylight and privacy</p>	<p>Not Applicable the proposal will not result in any small lots (as defined in the scheme)</p>
<p>e. Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that:</p> <ul style="list-style-type: none"> i. provides safety from fire hazards; ii. maximises the retention of backyard spaces as private landscaped space; 	<p>Not Applicable The proposal will not involve any new buildings or uses.</p>

iii. avoids overbearing development involving bulk or setback which is inconsistent with the character of a dwelling house on an adjoining lot.	
f. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	Complies Please see attached bushfire hazard report demonstrating no bushfire hazard on the site.
g. Development is carried out in an orderly sequence, within the context of the neighbourhood and city.	Performance Solution please see response to AO3.2 regarding the response to proposed subdivision sequence regarding the Neighbourhood Plan.
h. Development is well planned and integrated with surrounding land uses and infrastructure	Complies The proposed subdivision is considered to be well integrated with the surrounding land uses and can be connected to all infrastructure services.
i. Development provides a connected and permeable network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.	Complies The proposed development is located onto lagoon crescent, where there is an existing walking path on the western side.
Note—A structure plan is to be prepared in accordance with the Structure planning planning scheme policy for development of low density residential zoned land where on a site which is more than 7,000m ² .	The proposal is considered to be connected into that network.

MOGGILL – BELLBOWRIE DISTRICT NEIGHBOURHOOD PLAN

Performance outcomes	Acceptable outcomes	
General		
PO1 Development provides an integrated movement network that connects with the existing hierarchy.	AO1 Development provides new road, bikeway and footpath infrastructure in accordance with Figure c, Figure d and Figure e.	Not Applicable The proposal is not located in any nominated destinations for new road, bikeway and footpath infrastructure.
If in the Environmental protection precinct (Moggill-Bellbowrie district neighbourhood plan/NPP-001) – n/a		
If in the Established residential precinct (Moggill-Bellbowrie district neighbourhood plan/NPP-002)		
PO3 Development retains the open semi-rural character of the area by maintaining large lot	AO3.1 Development ensures lot size is at least 800m ² .	Complies The proposed development is for a 1 into 2 lot subdivision which will create two lots at 1463m ² (Proposed Lot 1) & 1455m ² (Proposed Lot 2)

<p>sizes and providing sufficient frontage for buildings to address the street.</p>		<p>which is above both the low density residential zone requirements and the Moggil - Bellbowie District Neighbourhood Plan.</p>
	<p>AO3.2 Development does not create rear lots.</p>	<p>Performance Outcome</p> <p>The proposal will result in a subdivision that creates one rear allotment. The proposed rear lot will be accessed via the existing access from the south and will maintain large lot sizes consistent with the semi-rural character of the area.</p> <p>It is considered that the creation of this rear allotment will not disrupt the prevailing neighbourhood or subdivision pattern. The surrounding area already contains approximately 40 existing rear lots, with a further two approved (but not yet sealed) rear lots located within approximately 500 metres of the subject site.</p> <p>Accordingly, when viewed in the context of the established and approved subdivision pattern in the wider locality, the proposal represents a logical and compatible outcome that remains consistent with the existing semi-rural character of the area.</p>

		
<p>If in the Low density residential precinct (Moggill-Bellbowrie district neighbourhood plan/NPP003) – n/a</p>		
<p>If in the Church and Witty roads sub-precinct (Moggill-Bellbowrie district neighbourhood plan/NPP003a) or the Priors Pocket Road sub-precinct (Moggill Bellbowrie district neighbourhood plan/NPP003b) – n/a</p>		
<p>If in the Multi-purpose centres precinct (Moggill-Bellbowrie district neighbourhood plan/NPP004) – n/a</p>		
<p>If in the University of Queensland Pinjarra Hills precinct (Moggill-Bellbowrie district neighbourhood plan/NPP005) – n/a</p>		

BUSHFIRE OVERLAY CODE

Performance outcomes	Acceptable outcomes	
<p>Section A – If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development</p>		

<p>PO1 Development:</p> <ul style="list-style-type: none"> a. minimises the bushfire hazard; b. maximises the protection of life and property from bushfire; c. addresses the bushfire hazard determined by a bushfire hazard assessment; d. where not in compliance with an approved bushfire management plan or development footprint: <ul style="list-style-type: none"> i. achieves a bushfire attack level that is less than or equal to BAL-29; or ii. achieves a bushfire attack level that is less than or equal to BAL-12.5 if for vulnerable uses, difficult to evacuate uses, assembly uses, essential community infrastructure or involving the handling or storage of hazardous chemicals exceeding amount specified in Table 8.2.5.3.D; or iii. if on a site of an existing premises and not a vulnerable use, difficult to evacuate use, assembly use, essential community infrastructure or involving the handling or storage of hazardous chemicals exceeding amounts specified in Table 8.2.5.3.D: <ul style="list-style-type: none"> A. does not extend beyond the bounds of the existing development footprint; B. does not increase the GFA by 10% or 100m², whichever is the greater; C. does not involve a new use on the site; 	<p>AO1.1 Development is designed and sited in compliance with:</p> <ul style="list-style-type: none"> a. an approved bushfire management plan relevant to the full nature of the uses, which identifies the level of bushfire hazard and the location of hazardous vegetation affecting the development; or b. an approved development footprint identifying the development footprint plan and bushfire management footprint plan; or c. a bushfire hazard assessment and bushfire management plan prepared in accordance with the Bushfire planning scheme policy which: <ul style="list-style-type: none"> i. is undertaken by a suitably qualified person with technical expertise in the field of bushfire hazard identification and mitigation; ii. determines the relevant bushfire attack level for that part of the site in which development is proposed; iii. identifies the location of hazardous vegetation that poses a bushfire risk to the development. <p>Note—Where a bushfire hazard assessment determines that the bushfire hazard for the part of the site in which development is proposed is 'low', no further assessment against this code is required.</p> <p>Note—A 'low' bushfire attack level must not be assumed for development in the Potential impact sub-category and in any areas subject to revegetation or regrowth vegetation even where the area is non-vegetated or vegetation is considered low threat in accordance with AS 3959 Construction of buildings in bushfire-prone areas. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to</p>	<p>Complies The proposed Reconfiguration over Lot 152 will not be impacted by an identified bushfire hazard.</p> <p>Please see attached Bushfire Management Plan.</p>
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<p>D. is supported by a bushfire risk assessment prepared by a suitably qualified person with technical expertise in the field of bushfire hazard identification and mitigation, which demonstrates that the bushfire risk is acceptable.</p> <p>Note—Bushfire hazard is generally assessed based on the vegetation existing on site, adjacent and nearby to the site at the time of application. However, the level of bushfire hazard posed by any areas subject to revegetation or regrowth vegetation is assessed as if that area had reached its mature state. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.</p> <p>Note—Where a bushfire risk assessment is required it must be carried out in accordance with the State Planning Policy and the National Emergency Risk Assessment Guidelines prepared by the Australian Institute of Disaster Resilience.</p>	<p>revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.</p> <p>Note—A bushfire management plan is to be prepared having regard to any bushfire hazard assessment undertaken to prepare a neighbourhood plan.</p> <p>Note—Any bushfire management zone, asset protection zone or similarly defined area approved as part of a bushfire management plan used for bushfire management purposes is considered to be a bushfire management footprint plan. A building protection zone can compromise both the development footprint plan and the bushfire management footprint plan.</p>	
<p>If for development other than reconfiguring a lot - Not Applicable (The proposal is for reconfiguration)</p> <p>Additional performance outcomes and acceptable outcomes for all development in the Biodiversity areas overlay if on a site larger than 2,500m² – n/a</p>	<p>AO1.2 Development where not in compliance with an approved bushfire management plan or development footprint identifying the development footprint plan and bushfire management footprint plan:</p> <p>a. achieves a bushfire attack level that is less than or equal to:</p> <ol style="list-style-type: none"> i. BAL-29; or ii. BAL-12.5 if for vulnerable uses, difficult to evacuate uses, assembly uses, essential community infrastructure or involving the handling or storage of hazardous chemicals exceeding the amount specified in Table 8.2.5.3.D. <p>Note—Bushfire attack level (BAL) is the radiant heat flux that will be experienced during a bushfire and is a measure of heat energy impact expressed as kW/m². BAL is measured within the area of the nominated development footprint plan and excludes the area of any bushfire management footprint plan.</p>	

Section B – If for assessable development other than ROL – n/a		
Section C – If for ROL		
<p>PO15 Development does not materially increase the number of premises exposed to unacceptable risk during bushfire events.</p>	<p>AO15 Development does not materially increase the number of people living or working in the Bushfire overlay area.</p>	<p>Complies The BAL impact has been determined as LOW. Please see attached Bushfire Management Plan.</p>
<p>PO16 Development is designed to:</p> <ul style="list-style-type: none"> a. mitigate the risk of bushfire hazard to each lot; b. limit the spread of bushfire; c. achieve and maintain sufficient separation distance between development and hazardous vegetation to minimise bushfire hazard to future buildings during a bushfire; d. allow for emergency services access; e. locate buildings within a building protection zone <p>Note—Lot size, location, configuration, dimensions and building measures are balanced to achieve an acceptable level of risk to future occupants. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.</p>	<p>AO16 Development requires that lot number, size, shape and layout allow for the siting of future buildings within the lowest hazard locations on the site being located:</p> <ul style="list-style-type: none"> a. within a building protection zone in accordance with Figure b and Figure c; b. away from ridgelines and hilltop sites in compliance with Figure a; c. on land with a gradient less than 15%; d. preferably on east to south facing slopes and avoiding north to west facing slopes unless the slope is clear of vegetation and is not located in the High hazard buffer area sub-category or Medium hazard buffer area sub-category. 	<p>Complies The BAL impact has been determined as LOW. Please see attached Bushfire Management Plan.</p>
<p>PO17 Development promotes safe site access, avoids creating a potential entrapment situation and supports accessibility and manoeuvring for fire fighting during bushfires. Note—This includes easements and boundary realignments. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.</p>	<p>AO17 Development provides a lot layout which:</p> <ul style="list-style-type: none"> a. provides direct road access and egress for new lots to public roads, rather than the creation of easements; b. in an urban category, avoids creating a new lot less than or equal to 2,500m² which directly adjoins hazardous vegetation; c. in an urban category, locates a future building protection zone to avoid a driveway 	<p>Complies The BAL impact has been determined as LOW. Please see attached Bushfire Management Plan.</p>

	<p>of longer than 70m from the road frontage to a habitable building;</p> <p>d. in a rural category, provides for an alternative access where the private access roads or driveways are longer than 200m to reach a public road.</p>	
<p>PO18 Development ensures that the road layout and design provides:</p> <ul style="list-style-type: none"> a. efficient emergency services access to sites and manoeuvring within the subdivision; b. safe and efficient movement of residents, workers and visitors out of the subdivision and away from an approaching bushfire; c. safe and efficient movement of emergency services into the subdivision; d. alternative egress routes considering the most likely bushfire scenarios; e. ongoing availability and maintenance of access and egress routes for the purposes of evacuation and emergency services access. <p>Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.</p>	<p>AO18.1 Development involving a new road or fire maintenance trail is designed and constructed in compliance with:</p> <ul style="list-style-type: none"> a. Table 8.2.5.3.C; or b. an approved bushfire management plan. <p>AO18.2 Development has a road layout and design which:</p> <ul style="list-style-type: none"> a. provides for alternative access routes to the subdivision, by public roads that meet the requirements in Table 8.2.5.3.C and are able to access the arterial road network; b. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the development from hazardous vegetation; c. does not include dead-end roads or if a dead-end road is unavoidable, it is a maximum of 60m long, or 200m where located in the Environmental management zone, Conservation zone, Rural zone, or Rural residential zone, and an alternative emergency evacuation and egress route away from the most likely source of bushfire risk is provided for lots where multiple road access or exit points are not possible; 	<p>Not Applicable There are no new roads to be constructed as part of this development application and that the BAL impact has been determined as LOW.</p> <p>Please see attached Bushfire Management Plan.</p>

	<p>d. links road within the subdivision to, or provides for future links to roads in adjacent subdivisions.</p> <p>Note—Where staged development occurs or development is in accordance with an approved master plan, a temporary perimeter road may be considered, subject to availability of reticulated water supply.</p>	
<p>PO19 Development involving new premises provides adequate infrastructure to support fire fighting.</p>	<p>AO19.1 Development involving new premises ensures that:</p> <ul style="list-style-type: none"> a. lots have access to reticulated water supply and water pressure available for fire-fighting requirements with water supply and pressure that accord with the standards specified by the relevant utilities provider; or b. where reticulated water supply is not available for: <ul style="list-style-type: none"> i. residential lots, there is a minimum water supply available and retained for fire-fighting purposes in compliance with Table 8.2.5.3.B, which may be in the form of a separate tank or a reserve section as part of a main water supply tank; ii. development other than residential lots, onsite water storage is provided which is appropriate to the proposed future use according to the standards specified by the relevant emergency services agency and is not less than 5,000 litres. <p>Note—Water supply for fire-fighting is in addition to water supply for household use. Where a non-reticulated supply of water is required, swimming pools, creeks and dams should not be used as a substitute for a dedicated static supply as</p>	<p>Complies The proposed development is connected to the reticulated water service.</p>

	these sources of water are not reliable during drought conditions.	
	AO19.2 Development provides fire hydrants in accordance with Central SEQ Distributor-Retailer Authority, Queensland Urban Utilities (incorporating Water Services Association of Australia) standards.	
Section D – If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development where in Potential impact sub-category		
PO20 Development is designed and constructed to reduce vulnerability to bushfire attack and addresses the bushfire hazard by a bushfire hazard assessment that: <ul style="list-style-type: none"> a. utilises a fit for purpose methodology prepared in accordance with the State Planning Policy – State interest technical manual – Natural hazards, risk and resilience; b. includes the following measures and inputs: <ul style="list-style-type: none"> i. potential fuel loads for vegetation in its mature state from areas subject to revegetation or regrowth vegetation; ii. a published vegetation hazard classification dataset from the relevant fire authority; iii. forest fire danger index of 54 (AEP 5%); iv. potential flame length; v. potential rate of fire spread. c. is undertaken by a person suitably qualified and experienced with technical expertise in the field of bushfire hazard identification and mitigation, including protection of biodiversity values; 	AO20.1 Development is designed and sited in compliance with an approved bushfire management plan relevant to the full nature of the uses, which identifies the level of future bushfire hazard and the location of future hazardous vegetation affecting the development. <p>Note—The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.</p>	Complies The BMP prepared by Queensland Bushfire Planning (QBP) Please see attached Bushfire Management Plan.
	AO20.2 Development other than ROL determines bushfire attack level using: <ul style="list-style-type: none"> a. potential fuel loads for vegetation in its mature state from areas subject to revegetation or regrowth vegetation; <p>Note—In the absence of an approved rehabilitation and revegetation plan refer to Figure d—Regional ecosystem vegetation communities.</p> <ul style="list-style-type: none"> a. a published vegetation hazard classification dataset from the Relevant fire authority; 	

<p>d. determines the relevant bushfire attack level for that part of the site in which development is proposed.</p> <p>Note—The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.</p>	<p>b. forest fire danger index of 54 (AEP 5%).</p> <p>Note—Revegetation and regrowth vegetation may be planned within the Potential impact sub-category on both private and public lands. The level of bushfire hazard posed by any areas subject to revegetation or regrowth vegetation is to be assessed as if that area had reached its mature state. A 'low' bushfire attack level must not be assumed in these locations even where the area is non-vegetated or vegetation is considered low threat in accordance with AS 3959-2009 Construction of buildings in bushfire-prone areas. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.</p>	
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SUBDIVISION CODE

Performance outcomes	Acceptable outcomes	
Section A – General performance outcomes and acceptable outcomes for reconfiguring a lot		
<p>PO1 Development results in lots and an arrangement of lots that:</p> <ul style="list-style-type: none"> 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. 	<p>AO1.1 Development provides lots with dimensions in compliance with Table 9.4.10.3.B.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Complies</p> <p>The proposed development comprises a 1 into 2 lot subdivision, creating Proposed Lot 1 (1,463m²) and Proposed Lot 2 (1,455m²). Both lots exceed the minimum lot size and dimensional requirements applicable to the Low density residential zone and the Moggill–Bellbowie District Neighbourhood Plan, and comply with Table 9.4.10.3.B. No applicable overlay or neighbourhood plan alters the minimum lot size or dimensional requirements, and the proposed subdivision does not introduce any dwelling density outcomes that would be inconsistent with the applicable minimum or average lot size provisions.</p> <p>The subdivision layout includes Easement A at a width of 5.0 metres to accommodate the full width of the existing driveway and maintain adequate</p>

	<p>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.</p> <p>Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions.</p>	<p>clearance from the boundary fence, consistent with the adjoining driveway access to the north. The common boundary between the proposed lots has been aligned with existing physical site markers, resulting in a 50.51 metre shared boundary, and Easement B is provided to enable sewer drainage from Proposed Lot 2 to the existing sewer network, with the easement location and manhole position indicative and subject to detailed servicing design.</p>
	<p>AO1.2 Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot where meeting the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i>.</p> <p>Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Parts of this code and other codes in the planning scheme determine the circumstances for the application of a building envelope plan or a development footprint plan.</p> <p>Note—A building envelope plan or a development footprint plan may also be used to determine where other matters are registered on title, suc</p>	<p>Not Applicable the proposal will not involve in any building envelope plan or a development footprint plans.</p>
	<p>AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located:</p> <ul style="list-style-type: none"> a. across a proposed lot boundary; or b. within a setback required by the planning scheme. <p>Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist</p>	<p>Not Applicable the proposal will not involve</p>

	<p>between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot.</p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> ● 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. 	
<p>PO2 Development creates useable lots that:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> i. minimise adverse impacts to vegetation, natural features and topography; ii. avoid adverse impacts on coastal resources and processes where for 	<p>AO2.1 Development ensures that any cutting, filling, retaining walls and earthworks:</p> <ol style="list-style-type: none"> a. result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: <ol style="list-style-type: none"> 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. 	<p>Not Applicable The proposal will not involve in any cutting, filling, retaining walls and earthworks</p>

<p>development of canals and artificial waterways;</p> <p>d. minimise adverse impacts to the utility of existing or proposed transport network elements.</p>	<p>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.</p> <p>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.</p>	
	<p>AO2.2 Development involving a lot with an area less than 450m² is located on a site with a maximum average slope of:</p> <p>a. 1 into 10 on the shortest lot axis; b. 1 into 15 on the longest axis.</p>	<p>Not Applicable The proposed development is for a 1 into 2 lot subdivision which will create two lots at 1463m² (Proposed Lot 1) & 1455m² (Proposed Lot 2).</p>
	<p>AO2.3 Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks occurring on the site.</p> <p>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.</p> <p>Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone.</p>	<p>Not Applicable The proposal is not located on a site that has no slopes steeper than 1 in 5.</p>
	<p>AO2.4 Development does not involve the creation of canals or artificial waterways.</p>	<p>Not Applicable The proposal will not involve the creation of canals or artificial waterways.</p>

<p>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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. high levels of pedestrian traffic; ii. large subtropical street trees; iii. on-street parking. 	<p>AO3.1 Development provides roads, pavement and concrete kerb and channel that provide for:</p> <ul style="list-style-type: none"> 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. <p>Editor's note—See Section B for additional requirements where new road is proposed.</p>	<p>Not Applicable The proposal will not involve any new crossovers.</p>
	<p>AO3.2 Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Not Applicable The proposal will not involve any new crossovers.</p>
	<p>AO3.3 Development provides each lot with access to a public road other than a major road, that is:</p> <ul style="list-style-type: none"> a. direct; or b. via a formal access arrangement that is: <ul style="list-style-type: none"> 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; 	<p>Complies The proposal will involve a reciprocal access easement on the existing access located to the south of the site.</p> <p>Please see attached Bushfire Management Plan.</p>

	<ul style="list-style-type: none"> v. compliant with the road corridor design standards in the Infrastructure design planning scheme policy; c. the width specified: <ul style="list-style-type: none"> 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. 	
	<p>AO3.4 Development provides safe sight distances at the following locations:</p> <ul style="list-style-type: none"> 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. 	<p>Not Applicable The proposal will not involve any new crossovers.</p>
	<p>AO3.5 Development provides grades within a lot that:</p> <ul style="list-style-type: none"> 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. 	<p>Complies the proposed development is located on a slope that is not greater than approximately 8% which will not result in any cut and fill.</p>
<p>PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks.</p>	<p>AO4.1 Development provides land and works for infrastructure and services in compliance with the:</p>	<p>Complies Proposed development is for two residential lots and can be connected to all necessary infrastructure</p>

<p>Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the <i>Planning Act 2016</i>.</p>	<ul style="list-style-type: none"> a. Local government infrastructure plan; b. standards in the Infrastructure design planning scheme policy; c. Refuse planning scheme policy; d. Transport, access, parking and servicing planning scheme policy; e. Long term infrastructure plan; f. codes and planning scheme policies that apply to the site. 	
	<p>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.</p>	
	<p>AO4.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is:</p> <ul style="list-style-type: none"> 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. 	
<p>PO5 Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal occupation of the lot by the intended land use and activities associated with that use.</p>	<p>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:</p> <ul style="list-style-type: none"> a. identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; b. avoiding the hazard; or 	<p>Complies The proposed lots will be created for residential housing and will not create any potential adverse impacts. The proposed development is consistent with the intended land use.</p>

	<p>c. mitigating hazard impacts, including through buffers, structures or other necessary measures.</p> <p>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:</p> <ul style="list-style-type: none"> ● contaminated land; ● transport noise corridors on State-controlled roads and the rail network. <p>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.</p>	
<p>Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving: - Not Applicable</p> <p>a. rearranging the boundaries of a lot; or</p> <p>b. volumetric format plan subdivision; or</p> <p>c. a site in 2 or more zones, zone precincts neighbourhood plan precincts or overlay sub-categories</p>		
<p>Section B – Transport, traffic and movement outcomes for reconfiguring a lot involving: - Not Applicable</p> <p>a. 10 or more lots; or</p> <p>b. Road reserve or new road; or</p> <p>c. Cycle or pedestrian routes.</p> <p>n/a</p>		
<p>Section C – Specific performance outcomes and acceptable outcomes applicable to development</p>		
<p>Section C1—Development for reconfiguring a lot involving any of the following: - Not Applicable</p> <p>a. a site that is more than 1ha in the Emerging community zone; or</p> <p>b. the number of potential dwellings is 20 or more in the Emerging community zone; or</p> <p>c. a site that is more than 7,000m² in the Low density residential zone; or</p> <p>d. the number of lots is 20 or more; or</p> <p>e. the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or</p>		

f. the creation of more than 50% of the lots with an area less than 350m² where not associated with a material change of use or in accordance with an approved building.

Note—Refer to the Structure planning planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate [dwelling houses](#) or where reconfiguring a lot is not proposed in conjunction with a material change of use.

- n/a

Section C2—Detailed performance outcomes and acceptable outcomes for a small lot: - Not Applicable

- a. not complying with the dimensions in Table 9.4.10.3.B; or
- b. with a frontage width of less than 10m.

- n/a

Section C3—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone – n/a

Section C4—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone

Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.

- n/a

Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan – n/a

Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots – n/a

FILLING AND EXCAVATION CODE

Performance outcomes	Acceptable outcomes	
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:	Not Applicable The proposal will result in any cut or fill.

	<ul style="list-style-type: none"> a. 2.5m in a zone in the Industry zones category; b. 1m in all other zones, or if adjoining a sensitive zone. 	
<p>PO2 Development of a retaining wall proposed as a result of filling or excavation:</p> <ul style="list-style-type: none"> a. is designed and constructed to be fit for purpose; b. does not impact adversely on significant vegetation; c. is capable of easy maintenance. <p>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.</p> <p>Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.</p>	<p>AO2.1 Development of a retaining structure, including footings, surface drainage and subsoil drainage:</p> <ul style="list-style-type: none"> a. is wholly contained within the site; b. if the total height to be retained is greater than 1m, then: <ul style="list-style-type: none"> 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. 	<p>Not Applicable The Proposal will not result in any retaining structures.</p>
	<p>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.</p>	<p>Not Applicable The Proposal will not result in any retaining structures.</p>
	<p>AO2.3 Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.</p>	<p>Not Applicable The Proposal will not result in any retaining structures.</p>

	<p>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.</p>	<p>Not Applicable The proposal will result in any cut or fill.</p>
<p>PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.</p>	<p>AO3 Development ensures that a rock anchor:</p> <ul style="list-style-type: none"> 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. 	<p>Not Applicable The proposal will not result in any rock anchors.</p>
<p>PO4 Development protects all services and public utilities.</p>	<p>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.</p>	<p>Complies through Conditioning Any services that are damaged or relocated will be constructed to Council Standards.</p>
<p>PO5 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.</p>	<p>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.</p>	<p>Complies through Conditioning</p>
<p>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</p>	<p>AO6 Filling or excavation does not involve the construction of open drainage.</p>	<p>Not Applicable The proposal will result in any cut or fill.</p>

<p>stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems.</p> <p>Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.</p>		
<p>PO7 Development for filling or excavation:</p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Not Applicable The proposal will result in any cut or fill.</p>
	<p>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.</p>	<p>Not Applicable The proposal will result in any cut or fill.</p>
<p>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.</p> <p>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.</p>	<p>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.</p>	<p>Complies through Conditioning</p>
	<p>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.</p>	<p>Complies through Conditioning</p>
<p>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.</p>	<p>AO9 Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.</p>	<p>Not Applicable The proposal will result in any cut or fill.</p>

<p>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.</p>		
<p>PO10 Development ensures that heavy trucks hauling material to and from the site do not affect the amenity of established areas and limits environmental nuisance impact on adjacent land.</p>	<p>AO10 Development ensures that heavy trucks hauling material to and from the site:</p> <ul style="list-style-type: none"> a. occur for a maximum of 3 weeks; 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 	<p>Not Applicable The proposal will result in any cut or fill.</p>
<p>PO11 Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.</p>	<p>AO11 Development does not involve:</p> <ul style="list-style-type: none"> 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. 	<p>Not Applicable The proposal will result in any cut or fill.</p>
<p>PO12 Development provides for:</p> <ul style="list-style-type: none"> 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; 	<p>AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.</p> <hr/> <p>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.</p>	<p>Not Applicable The proposed development is for a small scale residential subdivision, with no proposed changes to any existing uses on site.</p> <p>Due to this, it is not considered to be appropriate for landscaping on the site.</p>

<p>e. reticulated irrigation to all artificial growing environments.</p> <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	<p>AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained.</p> <p>Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.</p>	<p>Not Applicable The proposal for development is for a small-scale residential subdivision, which will not involve landscaping.</p>
	<p>AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.</p>	<p>Not Applicable The proposal for development is for a small-scale residential subdivision, which will not involve landscaping.</p>
<p>PO13 Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.</p>	<p>AO13 Development does not involve the creation of canals or artificial waterways.</p>	<p>Not Applicable The proposal will result in any cut or fill.</p>

INFRASTRUCTURE DESIGN CODE

Performance outcomes	Acceptable outcomes	
<p>PO1 Development provides roads, pavement, edging and landscaping which:</p> <ul style="list-style-type: none"> 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; 	<p>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.</p>	<p>Not Applicable The proposed development will not result in any new roads.</p>

<p>f. provide for the amelioration of noise and other pollution;</p> <p>g. provide a high-quality streetscape;</p> <p>h. provide a low-maintenance asset with a minimal whole-of-life cost.</p> <p>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.</p>		
<p>PO2 Development provides road pavement surfaces which:</p> <p>a. are well designed and constructed;</p> <p>b. durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles;</p> <p>c. ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access;</p> <p>d. allows for reasonable travel comfort.</p>	<p>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.</p>	<p>Not Applicable The proposed development will not result in any new roads.</p>
<p>PO3 Development provides a pavement edge which is designed and constructed to:</p> <p>a. control vehicle movements by delineating the carriageway for all users;</p> <p>b. provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.</p>	<p>AO3 Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.</p>	<p>Not Applicable The proposed development will not result in any new roads.</p>
<p>PO4 Development provides verges which are designed and constructed to:</p>	<p>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.</p>	<p>Not Applicable No changes to the current verge are proposed.</p>

<ul style="list-style-type: none"> 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. 		
<p>PO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which:</p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Not Applicable Laneways do not form part of the proposed subdivision</p>
<p>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:</p> <ul style="list-style-type: none"> a. an effective, high-quality paved roadway; b. an effective, high-quality roadway kerb and channel; c. safe, high-quality vehicle crossings over channels and verges; d. safe, accessible, high-quality verges compatible and integrated with the surrounding environment; e. safe vehicle access to the site that enables ingress and egress in a forward gear; f. provision of and required alterations to public utilities; g. effective drainage; 	<p>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:</p> <ul style="list-style-type: none"> a. concrete kerb and channel; b. forming and grading to verges; c. crossings over channels and verges; d. a constructed bikeway; e. a constructed verge or reconstruction of any damaged verge; f. construction of the carriageway; g. payment of costs for required alterations to public utility mains, services or installations; h. construction of and required alterations to public utility mains, services or installations; i. drainage works; 	<p>Complies The subject site benefits from an existing concrete kerb and channel, which will be retained and maintained as part of the proposed development.</p> <p>Given the minor scale of the subdivision (1 into 2 lots), the construction of a bikeway and carriageway is not considered applicable in this instance. The development does not trigger the need for full road upgrades typically associated with larger-scale developments.</p> <p>Council may condition the following works to ensure compliance with the road corridor design standards:</p> <ul style="list-style-type: none"> • Forming and grading to verges; • Crossings over channels and verges; • Construction of a verge or reconstruction of any damaged verge;

<p>h. appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.</p>	<p>j. installation of electrical conduits.</p>	<ul style="list-style-type: none"> • Payment of costs associated with alterations to public utility mains, services, or installations; • Construction of, and required alterations to, public utility mains, services, or installations; • Drainage works; • Installation of electrical conduits. <p>These items can be reasonably addressed through conditions of approval and infrastructure charges, ensuring the development meets the intended infrastructure outcomes for the zone.</p>
<p>PO7 Development provides both cycle and walking routes which:</p> <ul style="list-style-type: none"> 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. <p>Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer</p>	<p>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.</p>	<p>Not Applicable The proposal is for a small scale, one into two lot subdivision which does not require the provisions of cycle or walking routes.</p>

Queensland in accordance with the Infrastructure design planning scheme policy.		
<p>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.</p>	<p>AO8.1 Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.</p>	<p>Complies Each lot is of adequate size for the siting of refuse and recycling bins</p>
	<p>AO8.2 Development ensures that refuse and recycling collection and storage location and design do not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development.</p> <p>Note—Refer to the Refuse planning scheme policy for further guidance.</p>	<p>Complies Each lot is of adequate size for the siting of refuse and recycling bins to ensure there are no adverse impacts to neighbouring properties.</p>
<p>PO9 Development ensures that:</p> <ul style="list-style-type: none"> 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. 	<p>AO9.1 Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.</p>	<p>Complies through Conditioning</p>
	<p>AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.</p>	<p>Complies The lots can be connected to all necessary infrastructure</p>
<p>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.</p>	<p>AO10.1 Development provides public utilities and street lighting which are located and aligned to:</p> <ul style="list-style-type: none"> 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 	<p>Not Applicable Appropriate street lighting is provided in Lagoon Crescent and extensions to any public utilities can be designed in accordance with the Infrastructure Design Planning Scheme Policy and conditioned accordingly by Council.</p>

	<p>used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work.</p> <p>Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.</p>	
	<p>AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.</p>	
	<p>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.</p>	
<p>PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.</p>	<p>AO11 Development provides land with the following services to the standards of the approved supplier:</p> <ul style="list-style-type: none"> a. electricity; b. telecommunications services; c. gas service where practicable. 	<p>Complies The lots can be connected to all necessary infrastructure</p>
<p>PO12 Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.</p>	<p>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:</p> <ul style="list-style-type: none"> 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 	<p>Not Applicable The proposed development is not part of any major Council or government works project</p>

	<ul style="list-style-type: none"> c. there is a clear gap in the telecommunications network; or d. there is a clear gap in the bandwidth available to the area. <p>Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.</p>	
<p>PO13 Development provides public art identified in a neighbourhood plan or park concept plan which:</p> <ul style="list-style-type: none"> a. is provided commensurate with the status and scale of the proposed development; b. is sited and designed: <ul style="list-style-type: none"> i. as an integrated part of the project design; ii. as conceptually relevant to the context of the location; iii. to reflect and respond to the cultural values of the community; iv. to promote local character in a planned and informed manner. 	<p>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.</p>	<p>Not Applicable Public art is not required for a small-scale residential subdivision</p>
<p>PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.</p>	<p>AO14 Development provides public signage:</p> <ul style="list-style-type: none"> 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 	<p>Not Applicable Public signage is not required for a small-scale residential subdivision</p>

	<p>available within the development and where they are located.</p> <p>Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).</p>	
<p>PO15 Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.</p>	<p>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.</p>	<p>Not Applicable Community facilities are not required for a small-scale residential subdivision</p>
<p>PO16 Development provides public toilets which:</p> <ul style="list-style-type: none"> a. are required as part of a community facility or park; b. are located, designed and constructed to be: <ul style="list-style-type: none"> i. safe; ii. durable; iii. resistant to vandalism; iv. able to service expected demand; v. fit for purpose. 	<p>AO16 Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.</p>	<p>Not Applicable Public Toilets are not required for a small-scale residential subdivision</p>
<p>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:</p> <ul style="list-style-type: none"> a. safe movement of intended users; 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; 	<p>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.</p>	<p>Not Applicable Infrastructure as listed at AO17 does not form part of the proposed subdivision</p>

<p>f. current and future services.</p> <p>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.</p>		
<p>PO18 Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for:</p> <ul style="list-style-type: none"> 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. <p>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.</p>	<p>AO18 Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.</p>	<p>Not Applicable No culverts are required as part of the proposed subdivision.</p>
<p>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:</p> <ul style="list-style-type: none"> a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; 	<p>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.</p>	<p>Not Applicable Infrastructure as listed at AO19 does not form part of the proposed subdivision</p>

<p>d. minimal whole-of-life cost; e. longevity; f. minimal water seepage.</p> <p>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.</p>		
If for development with a gross floor area greater than 1,000m² – n/a		
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 – n/a		
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 purposes zone – n/a		
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 purposes zone – n/a		

LANDSCAPE WORK CODE

Performance outcomes	Acceptable outcomes	
<p>PO1 Development ensures that trees are protected from development impacts.</p>	<p>AO1.1 Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.</p> <p>AO1.2 Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for:</p> <ul style="list-style-type: none"> a. vegetation damaged as a result of the development; b. vegetation requiring pruning of branches and/or roots. 	<p>Not Applicable The proposed development is for a small scale residential subdivision, with no proposed changes to any existing uses on site.</p> <p>Due to this, it is not considered to be appropriate for landscaping on the site.</p>

<p>PO2 Development provides acoustic barriers and long fences along street frontages which:</p> <ul style="list-style-type: none"> 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. 	<p>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:</p> <ul style="list-style-type: none"> 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. 	
	<p>AO2.2 Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates:</p> <ul style="list-style-type: none"> a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting. 	
<p>PO3 Development provides species as a screen or buffer which maintain the amenity of adjoining premises.</p>	<p>AO3 Development ensures that a landscape buffer required by a use code incorporates:</p> <ul style="list-style-type: none"> a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting. 	
<p>PO4 Development provides growing media and volumes appropriate for landscape work to ensure</p>	<p>AO4.1</p>	

<p>the long-term performance, ease of maintenance and sustainability of plantings.</p>	<p>Development provides growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy.</p> <p>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.</p>	
	<p>AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.</p>	
	<p>AO4.3 Development provides podium planting in compliance with the Infrastructure design planning scheme policy.</p>	
<p>PO5 Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.</p>	<p>AO5.1 Development incorporates a plant selection along a pathway which ensures:</p> <ul style="list-style-type: none"> a. a clear trunk height of minimum 1.8m at maturity; b. a shrub height of maximum 1m at maturity. <p>Refer to the Crime prevention through environmental design planning scheme policy.</p>	
	<p>AO5.2 Landscaping and mounding do not interfere with visibility along a pathway.</p> <p>Refer to the Crime prevention through environmental design planning scheme policy.</p>	
<p>PO6</p>	<p>AO6</p>	

<p>Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.</p>	<p>Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area.</p> <p>Note—Cues could include changes in levels, surface or landscape treatment or fencing.</p>	
<p>PO7 Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including:</p> <ul style="list-style-type: none"> a. screening and buffering; b. street presentation; c. shading; d. amenity. 	<p>AO7 Development provides species in accordance with the Planting species planning scheme policy.</p>	
<p>PO8 Development provides planting densities and stock sizes which are optimised to:</p> <ul style="list-style-type: none"> 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. <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	<p>AO8.1 Development provides planting densities and stock sizes when planting in natural ground which achieves:</p> <ul style="list-style-type: none"> 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. 	
<p>PO9 Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade</p>	<p>AO9.1 Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.</p>	

<p>trees thrive and achieve a minimum 50% shade cover within 5 years of planting.</p>	<p>AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.</p>	
<p>PO10 Development for a shade structure does not compromise landscape outcomes.</p>	<p>AO10 Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.</p>	
<p>PO11 Development involving the construction of retaining walls provides for:</p> <ul style="list-style-type: none"> a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; d. longevity; e. minimal water seepage impacts. 	<p>AO11 Development of a retaining wall:</p> <ul style="list-style-type: none"> 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. 	
<p>PO12 Development provides for:</p> <ul style="list-style-type: none"> 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. <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	<p>AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.</p>	
	<p>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.</p>	
	<p>AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained.</p>	

	<p>Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.</p>	
<p>PO13 Development provides landscaping and supporting growing environments which:</p> <ul style="list-style-type: none"> a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	<p>AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.</p>	
	<p>AO13.1 Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.</p>	
	<p>AO13.2 Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.</p>	
	<p>AO13.3 Development provides one hose cock within each private landscape and recreation area.</p>	
	<p>AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.</p>	
	<p>AO13.5 Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.</p>	
	<p>AO13.6 Development ensures that all artificial growing environments are designed to be durable</p>	

	and to prevent material movement from structures.	
	AO13.7 Development ensures that artificial growing environments are designed to allow for flush out.	
	AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	
PO14 Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	AO14 Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	
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.	
	AO15.2 Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	
PO16 Development incorporating a rooftop garden provides landscaping that: 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;	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;	

<p>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.</p> <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p>b. a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy; c. suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years.</p>	
	<p>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:</p> <p>a. a minimum 75% open to the sky; b. provided in addition to any artificial soft landscape features.</p>	

OUTDOOR LIGHTING CODE

Performance outcomes	Acceptable outcomes	
<p>PO1 Development provides outdoor lighting that does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.</p>	<p>AO1.1 Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting:</p> <p>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.</p> <p>Note—The effects of outdoor lighting should be mitigated</p>	<p>Not Applicable The proposal is for a subdivision and will not involve any new outdoor lighting.</p>

	<p>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.</p>	
	<p>AO1.2 Development provides floodlighting that is restricted to a type that gives no upward component of light where mounted horizontally, such as a full cut off luminaire.</p>	

PARK PLANNING AND DESIGN CODE

Performance outcomes	Acceptable outcomes	
<p>PO1 Development ensures that the park is provided and developed:</p> <ul style="list-style-type: none"> 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. <p>Note—Refer to the Sport and recreation zone and Open space zone for a description of zone precincts and the Infrastructure</p>	<p>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.</p> <p>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.</p> <p>Note—The Infrastructure design planning scheme policy provides more detail on land location, embellishment and services.</p> <p>AO1.2 Development ensures that the width of any park is not less than 10m at any point.</p>	<p>Not Applicable The proposed site is located approximately 100m from an existing park.</p>

design planning scheme policy for a description of park types in the Brisbane park classification system.	AO1.3 Development provides visual and physical access, where achievable, to Brisbane River and waterways through appropriate orientation and layout of park features.	
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.	Not Applicable The proposal will not involve a park as result of the subdivision.
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: <ul style="list-style-type: none"> 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. 	Not Applicable The proposal will not involve a park as result of the subdivision.
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.	Not Applicable The proposal will not involve a park as result of the subdivision.
PO5 Development ensures that:	AO5.1 Development ensures that paths provided within the park are sited to enable links to other	Not Applicable The proposal will not involve a park as result of the subdivision.

<p>a. the park is well located, well connected and permeable;</p> <p>b. access to and within the park is safe and convenient, irrespective of the mode of transport used;</p> <p>c. the park is accessible for people of differing abilities.</p>	<p>components of the public open space system or local destinations.</p>	
	<p>AO5.2 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.</p>	
	<p>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.</p>	
	<p>AO5.4 Development ensures that the park:</p> <ul style="list-style-type: none"> 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. <p>Note—The Transport, access, parking and servicing planning scheme policy provides detail on parking rates and layout.</p>	
	<p>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.</p>	

<p>PO6 Development ensures that:</p> <ol style="list-style-type: none"> 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. <p>Notes—</p> <ul style="list-style-type: none"> • 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. 	<p>AO6.1 Development ensures that sewer and electricity connections are provided to district and metropolitan parks.</p> <p>AO6.2 Development ensures that water connections are provided to at least one point within the park and to all development boundaries.</p> <p>AO6.3 Development ensures that the park does not contain electricity, oil or gas easements or major sewerage or water infrastructure.</p> <p>AO6.4 Development ensures that the park does not contain services and infrastructure associated with residential, industrial or other development.</p>	<p>Not Applicable The proposal will not involve a park as result of the subdivision.</p>
<p>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.</p>	<p>AO7 Development ensures that land for park purposes is not listed on the Queensland Government Environmental Management Register or the Contaminated Land Register.</p>	<p>Not Applicable The proposal will not involve a park as result of the subdivision.</p>
<p>PO8 Development ensures that accessibility and use of the park is not compromised by stormwater infrastructure and discharge.</p>	<p>AO8.1 Development ensures that the park does not contain major stormwater components, including</p>	<p>Not Applicable The proposal will not involve a park as result of the subdivision.</p>

<p>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.</p>	<p>high-velocity overland flow paths, detention basins or other stormwater storage areas.</p>	
	<p>AO8.2 Development ensures that all the intended public park and recreation functions are accommodated in the design of the park before stormwater outcomes.</p> <p>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.</p>	
<p>PO9 Development ensures that water bodies located in the park contribute to the recreation and other values of open space.</p>	<p>AO9 Development ensures that the park does not contain dams or lakes.</p>	<p>Not Applicable The proposal will not involve a park as result of the subdivision.</p>
<p>PO10 Development ensures that the park:</p> <ul style="list-style-type: none"> 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. 	<p>AO10 Development ensures that the design of the park:</p> <ul style="list-style-type: none"> 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; 	<p>Not Applicable The proposal will not involve a park as result of the subdivision.</p>

	<p>f. incorporates public art to reflect local cultural values and park context in district and metropolitan parks.</p> <p>Note—The <u>Infrastructure design planning scheme policy</u> provides more information on park furniture standards and public art provision.</p>	
<p>PO11 Development ensures that clearance of vegetation and modification of existing landforms within the park is minimised.</p>	<p>AO11.1 Development ensures that the park is designed to retain existing vegetation and topographic features.</p> <p>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.</p> <p>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.</p> <p>AO11.3 Development ensures that the park does not contain retaining walls that are built to the boundary of the site.</p> <p>AO11.4 Development ensures that the park contains retaining walls only under the following circumstances:</p> <p>a. to avoid the creation of extensive, unusable slopes and embankments when stabilising the landform of a park site; or</p>	<p>Not Applicable The proposal will not involve a park as result of the subdivision.</p>

	<ul style="list-style-type: none"> 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. <p>Note—The Infrastructure design planning scheme policy provides more detail on design standards.</p>	
<p>PO12 Development ensures that visitor comfort in the park is maximised.</p>	<p>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.</p> <hr/> <p>AO12.2 Development ensures that planting is provided in the park to reduce glare and reflect radiant heat from hard surfaces.</p> <p>Note—The Infrastructure design planning scheme policy and Planting species planning scheme policy provide more detail on design standards.</p>	<p>Not Applicable The proposal will not involve a park as result of the subdivision.</p>
<p>PO13 Development ensures that the park is embellished to:</p> <ul style="list-style-type: none"> a. provide a diversity of recreational experiences; b. ensure that park assets can be maintained over time; 	<p>AO13.1 Development ensures that park embellishments in a non-trunk park are provided in compliance with the Park code.</p> <p>Note—The public park infrastructure embellishment standards are contained within the Local government infrastructure plan.</p>	<p>Not Applicable The proposal will not involve a park as result of the subdivision.</p>

<p>c. be a focal point for the local community incorporating features such as public art, and providing for activities, festivals and events;</p> <p>d. provide a range of park and visitor facilities such as playgrounds, park furniture, picnic nodes, recreation and sporting facilities</p>	<p>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.</p>	
<p>PO14 Development ensures that the landscape works, improvements, maintenance and management requirements for the park are in compliance with relevant Council policies and guidelines.</p>	<p>AO14.1 Development ensures that the landscape works and improvements in the park are designed to:</p> <ol style="list-style-type: none"> 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. <p>Notes—</p> <ul style="list-style-type: none"> ● 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. <p>AO14.2 Development ensures that park maintenance and management requirements are considered in the planning and design of the park and are incorporated in Council's maintenance schedule.</p> <p>Notes—</p>	<p>Not Applicable The proposal will not involve a park as result of the subdivision.</p>

	<ul style="list-style-type: none"> ● 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. 	
<p>PO15 Development ensures that environmental sustainability is promoted in the planning and design of the park.</p>	<p>AO15 Development ensures that the planning and design of the park incorporates environmentally sustainable practices, such as:</p> <ol style="list-style-type: none"> 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. 	<p>Not Applicable The proposal will not involve a park as result of the subdivision.</p>
<p>PO16 Development creates a safe park environment by incorporating the key elements of crime prevention through environmental design.</p>	<p>AO16.1 Development ensures that the planning and design of the park incorporates the key elements of crime prevention through environmental design by:</p> <ol style="list-style-type: none"> 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; 	<p>Not Applicable The proposal will not involve a park as result of the subdivision.</p>

	<ul style="list-style-type: none"> c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building 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. <p>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.</p>	
	<p>AO16.2 Development ensures that the park has a minimum of 50% street frontage along its perimeter to enhance casual surveillance opportunities.</p> <p>Note—The Infrastructure design planning scheme policy provides more detail on access and road design standards.</p>	
	<p>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.</p> <p>Note—The Infrastructure design planning scheme policy provides more detail on fencing design standards.</p>	
<p>PO17 Development reduces the potential for graffiti and vandalism in the park through access control,</p>	<p>AO17 Development incorporates graffiti and vandalism prevention techniques in the layout, building or</p>	<p>Not Applicable The proposal will not involve a park as result of the subdivision.</p>

<p>canvas reduction and easy maintenance selection.</p>	<p>structure design and landscaping of the park, by:</p> <ol style="list-style-type: none"> denying access to a potential canvas through access control techniques; reducing potential canvases through canvas reduction techniques; selecting easy maintenance techniques to ensure graffiti can be readily and quickly removed. <p>Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.</p>	
<p>PO18 Development ensures that the park is maintained until the title for the land comprising the park is transferred to Council.</p>	<p>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.</p> <p>Note—The Infrastructure design planning scheme policy provides more detail on park maintenance standards.</p>	<p>Not Applicable The proposal will not involve a park as result of the subdivision.</p>

STORMWATER CODE

Performance outcomes	Acceptable outcomes	
<p>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.</p>		
<p>PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to:</p>	<p>AO1 Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.</p>	<p>Response to AO1</p>

<ul style="list-style-type: none"> 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. <p>Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.</p>		<p>The application is being lodged without a detailed Stormwater Engineering Report at this stage.</p> <p>Notwithstanding this, the development will incorporate a stormwater management system that is designed to comply with the relevant requirements of the Infrastructure Design Planning Scheme Policy. The proposed development site has a natural slope that allows stormwater to discharge toward the existing stormwater infrastructure within Lagoon Crescent, and this will be considered as part of the overall stormwater management approach.</p> <p>Should Council consider that a Stormwater Engineering Report is required to further demonstrate compliance with AO1, the report can be prepared and submitted accordingly. In this instance, it is requested that any such requirement be identified through a formal request for additional information, to ensure the scope of the report appropriately addresses Council's assessment requirements.</p>
<p>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.</p>	<p>AO2.1 Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.</p>	<p>Complies The proposed development will not result in any change to the current flood level or flood hazard.</p>
	<p>AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p>Response to AO2.2</p> <p>The application is being lodged without a detailed Stormwater Engineering Report at this stage.</p> <p>Notwithstanding this, the development will incorporate a stormwater management system that is designed to comply with the relevant</p>

		<p>requirements of the Infrastructure Design Planning Scheme Policy. The proposed development site has a natural slope that allows stormwater to discharge toward the existing stormwater infrastructure within Lagoon Crescent, and this will be considered as part of the overall stormwater management approach.</p> <p>Should Council consider that a Stormwater Engineering Report is required to further demonstrate compliance with AO1, the report can be prepared and submitted accordingly. In this instance, it is requested that any such requirement be identified through a formal request for additional information, to ensure the scope of the report appropriately addresses Council's assessment requirements.</p>
<p>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.</p>	<p>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.</p>	<p>Complies The proposed development has a slope that can discharge towards the current stormwater infrastructure (Lagoon Crescent).</p>
	<p>AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p>Not Applicable Proposed development will not involve any change of use to the site. The site is sloped towards Lagoon Crescent which is the lawful point of discharge</p>
	<p>AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p>Complies The proposed development has a slope that can discharge towards the current stormwater infrastructure (Lagoon Crescent).</p>
	<p>AO3.4</p>	<p>Not Applicable Underground stormwater infrastructure is not proposed as part of this subdivision</p>

	Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	
PO4 Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	AO4.1 Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the Infrastructure design planning scheme policy.	Response to AO4.1 The application is being lodged without a detailed Stormwater Engineering Report at this stage. Notwithstanding this, the development will incorporate a stormwater management system that is designed to comply with the relevant requirements of the Infrastructure Design Planning Scheme Policy. The proposed development site has a natural slope that allows stormwater to discharge toward the existing stormwater infrastructure within Lagoon Crescent, and this will be considered as part of the overall stormwater management approach. Should Council consider that a Stormwater Engineering Report is required to further demonstrate compliance with AO1, the report can be prepared and submitted accordingly. In this instance, it is requested that any such requirement be identified through a formal request for additional information, to ensure the scope of the report appropriately addresses Council's assessment requirements.
	AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	Complies The proposed lots will be able to provide sufficient area to convey run-off.
PO5	AO5	Not Applicable

<p>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.</p>	<p>Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.</p>	<p>This proposed development will not involve stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.</p>
<p>PO6 Development ensures that location and design of stormwater detention and water quality treatment:</p> <ul style="list-style-type: none"> a. minimises risk to people and property; b. provides for safe access and maintenance; c. minimises ecological impacts to creeks and waterways. 	<p>AO6.1 Development locates stormwater detention and water quality treatment:</p> <ul style="list-style-type: none"> a. outside of a waterway corridor; b. offline to any catchment not contained within the development. 	<p>Not Applicable The proposed development is for a subdivision, with no proposed changes to the use of the site.</p>
	<p>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.</p>	<p>Not Applicable The proposed development is for a subdivision, with no proposed changes to the use of the site.</p>
<p>PO7 Development is designed, including any car parking areas and channel works to:</p> <ul style="list-style-type: none"> a. reduce property damage; b. provide safe access to the site during the defined flood event. 	<p>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).</p>	<p>Not Applicable The proposed development will not result in any new structures on the site. Any new structures will have consideration to AO7.1.</p>
	<p>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.</p>	<p>Not Applicable There are no proposed changes to the existing stormwater arrangements.</p>
<p>PO8</p>	<p>AO8.1</p>	<p>Complies</p>

<p>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.</p>	<p>Development ensures natural waterway corridors and drainage paths are retained.</p>	<p>There are no proposed changes to the existing stormwater arrangements.</p>
	<p>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.</p> <p>Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.</p>	<p>Not Applicable There are no proposed changes to the existing stormwater arrangements.</p>
	<p>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. 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.</p>	
<p>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.</p>		
<p>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.</p>	<p>AO9 No acceptable outcome is prescribed.</p>	<p>Not Applicable There are no proposed changes to the existing stormwater arrangements.</p>

<p>PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system.</p> <p>Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.</p>	<p>AO10 No acceptable outcome is prescribed.</p>	
<p>PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the:</p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Not applicable The lot does not have up-slope external catchment. The proposed development can connect to the current lawful point of discharge</p>
	<p>AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.</p>	<p>Complies The proposed development is for a one into two lot subdivision. The existing stormwater infrastructure should not need upgrading as the size of the area that is serviced will not increase.</p>
<p>PO12 Development provides stormwater infrastructure which:</p> <ul style="list-style-type: none"> 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. 	<p>AO12.1 The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy.</p>	<p>Response to AO12.1</p> <p>The application is being lodged without a detailed Stormwater Engineering Report at this stage.</p> <p>Notwithstanding this, the development will incorporate a stormwater management system that is designed to comply with the relevant requirements of the Infrastructure Design Planning Scheme Policy. The proposed development site has a natural slope that generally enables stormwater to discharge toward the existing stormwater infrastructure within Lagoon Crescent, and this will be considered as</p>

		<p>part of the overall stormwater management approach.</p> <p>Should Council consider that a Stormwater Engineering Report is required to further demonstrate compliance with AO12.1, the report can be prepared and submitted accordingly. In this instance, it is requested that any such requirement be identified through a formal request for additional information, to ensure the scope of the report appropriately addresses Council's assessment requirements.</p>
	<p>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.</p>	<p>Can Comply</p> <p>The proposed development includes a sewer connection located at the rear of Proposed Lot 1, as shown on the proposal plan.</p> <p>As part of this application, an easement will be established over the existing and proposed sewer infrastructure to Proposed Lot 2 ensure ongoing access and protection. The sewer connection and associated easement arrangements will be provided for and will not be adversely affected by the development.</p>
<p>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:</p>	<p>AO13 No acceptable outcome is prescribed.</p>	<p>Not Applicable</p> <p>There are no proposed changes to the existing stormwater arrangements.</p>

<ul style="list-style-type: none"> a. the environmental values and water quality objectives of waters; b. waterway hydrology; c. the maintenance and serviceability of stormwater infrastructure. <p>Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.</p>		
<p>PO14 Development ensures that:</p> <ul style="list-style-type: none"> 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. 	<p>AO14 No acceptable outcome is prescribed.</p>	<p>Not Applicable There are no proposed changes to the existing stormwater arrangements.</p>
<p>PO15 Development does not increase:</p> <ul style="list-style-type: none"> 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. 	<p>AO15 No acceptable outcome is prescribed.</p>	<p>Not Applicable There are no proposed changes to the existing stormwater arrangements.</p>
<p>Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following:</p> <ul style="list-style-type: none"> a. a material change of use for an urban purpose which involves greater than 2,500m² of land that: <ul style="list-style-type: none"> i. will result in an impervious area greater than 25% of the net developable area; or ii. will result in 6 or more dwellings. b. reconfiguring a lot for an urban purpose that involves greater than 2,500m² of land and will result in 6 or more lots; c. operational work for an urban purpose which involves disturbing greater than 2,500m² of land. <p style="text-align: center;">- N/A</p>		
<p>Section C – Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot</p>		

<p>PO18 Development protects stormwater infrastructure to ensure the following are not compromised:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. is required to service the development or an existing and future urban development in the planning scheme area; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. <p>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.</p>	<p>AO18 Development protects stormwater infrastructure in compliance with the following:</p> <ul style="list-style-type: none"> 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. 	<p>Not Applicable There are no proposed changes to the existing stormwater arrangements.</p>
<p>PO19 Development provides for the payment of extra trunk infrastructure costs for the following:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. trunk infrastructure that is to be provided earlier than planned in 	<p>AO19 No acceptable outcome is prescribed.</p>	<p>Complies Payment of infrastructure charges can be raised as part of this approval.</p>

<p>the Local government infrastructure plan;</p> <p>ii. long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development;</p> <p>iii. other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development.</p> <p>Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i>.</p>		
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TRANSPORT, ACCESS, PARKING AND SERVICING CODE

Performance outcomes	Acceptable outcomes	
<p>PO1 Development is designed:</p> <p>a. to include a technically competent and accurate response to the transport and traffic elements of the development;</p> <p>b. in accordance with the standards in the Transport, access, parking and servicing planning scheme policy;</p> <p>c. to ensure the efficient operation and safety of the development and its surrounds.</p>	<p>AO1 Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies</p> <p>The proposed development is a small-scale residential subdivision and complies with the relevant standards of the Transport, access, parking and servicing planning scheme policy. The development is not of a major size and does not trigger requirements for shared access, end-of-trip facilities, or dedicated walking and cycling infrastructure.</p> <p>The subdivision does not interfere with any transport infrastructure such as bus stops or crossings, and sufficient on-site car parking can</p>

<p>Note—The acceptable outcome and performance outcome can be demonstrated through a development application that:</p> <ul style="list-style-type: none"> • 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. 		<p>be provided for future dwellings. As the development is residential only and not mixed use, additional transport facilities are not required.</p>
<p>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.</p>	<p>AO2 No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposed development is not of a major size.</p>
<p>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.</p>	<p>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.</p>	<p>Complies Refer to the attached subdivision concept plans in Attachment A.</p>
	<p>AO3.2 Development provides an easement for a vehicular access benefiting all adjoining</p>	<p>Complies The proposal will involve an access easement in which all adjoining landowners and the Council if</p>

	landowners and the Council if the vehicular access services more than an individual development or premises.	the vehicular access services
<p>PO4 Development provides walking and cycle routes through the site which:</p> <ul style="list-style-type: none"> 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. <p>Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.</p>	<p>AO4.1 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <ul style="list-style-type: none"> 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. 	<p>Not Applicable As a small-scale residential subdivision, there is no requirement to provide walking or cycle routes.</p>
	<p>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.</p>	
	<p>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.</p>	
<p>PO5 Development provides secure and convenient bicycle parking which:</p> <ul style="list-style-type: none"> 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; 	<p>AO5.1 Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies The proposed lots will provide adequate space for onsite bicycle parking.</p>
	<p>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</p>	<p>Not Applicable As a small-scale residential subdivision, there is no requirement to provide on-site bicycle parking spaces or end-of-trip facilities.</p>

<p>c. is easily and safely accessible from outside the site;</p> <p>d. does not impact adversely on visual amenity;</p> <p>e. does not impede the movement of pedestrians or other vehicles;</p> <p>f. is designed to comply with a recognised standard for the construction of bicycle facilities.</p> <p>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.</p>	<p>and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities.</p> <p>AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement.</p> <p>AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	
<p>PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users.</p> <p>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.</p>	<p>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.</p>	<p>Not Applicable As a small-scale residential subdivision, there is no requirement to provide end-of-trip facilities</p>
<p>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.</p>	<p>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.</p>	<p>Not Applicable The proposal is located across the street to the existing concrete footpath of Lagoon Crescent, and therefore will not impact that facility.</p>

<p>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.</p>	<p>AO8 No acceptable outcome is prescribed.</p>	<p>Complies The proposed development is across from an existing concrete footpath of Lagoon Crescent.</p>
<p>PO9 Development provides access driveways in the road area that are located, designed and controlled to:</p> <ul style="list-style-type: none"> 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. 	<p>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).</p>	<p>Not Applicable The proposal is not considered a major development and will not impact on the operation of the existing transport network.</p>
	<p>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.</p>	<p>Complies A single site access will be provided as per the attached subdivision concept plan in Attachment A</p>
	<p>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.</p>	<p>Complies Visibility from existing driveway will be compliant with the standards in the Transport, access, parking and servicing planning scheme policy. See attached subdivision concept plan in Appendix A</p>
	<p>AO9.4 Development provides access driveways in the road area which:</p> <ul style="list-style-type: none"> 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. 	<p>Complies Proposed subdivision will not interfere with any bus stop, taxi rank or pedestrian crossing or refuge.</p>

	<p>AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.</p>	<p>Complies The proposed rear lot subdivision incorporates a shared access arrangement between Proposed Lot 1 and Proposed Lot 2. This approach is consistent with the established neighbourhood character and ensures the development is served by a single crossover to the verge, thereby minimising visual and physical impacts on the streetscape.</p>
<p>PO10 Redevelopment provides for:</p> <ul style="list-style-type: none"> 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. 	<p>AO10 No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposal will not involve any changes to the existing access arrangements.</p>
<p>PO11 Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.</p>	<p>AO11.1 Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies The proposal will use the existing access which has sufficient sight distances and will not require convex mirrors.</p>
	<p>AO11.2 Development ensures that convex mirrors are only used in a site:</p> <ul style="list-style-type: none"> 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. 	
<p>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</p>	<p>AO12 Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the</p>	<p>Not Applicable The site is not located within the City core and City frame.</p>

<p>encourage walking, cycling and the use of public transport.</p>	<p>standards in the Transport, access, parking and servicing planning scheme policy.</p> <p>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.</p>	
<p>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.</p>	<p>AO13 Development outside of the City core and City frame as identified in Figure a:</p> <ul style="list-style-type: none"> 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. <p>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.</p>	<p>Complies The proposed lots will be able to provide compliant on-site car parking spaces for future development.</p>
<p>PO14 Development ensures that the number of car parking spaces and design of the car parking area:</p> <ul style="list-style-type: none"> a. meet the combined design peak parking demand for residential, visitor and business parking; 	<p>AO14.1 Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time.</p>	<p>Complies The proposed lots will be able to provide compliant on-site car parking spaces for future development.</p>

<p>b. allow for the temporal sharing of car-parking spaces for uses with different peak parking demands.</p> <p>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.</p>	<p>AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.</p>	<p>Not Applicable The proposed development does not involve mixed use.</p>
<p>PO15 Development provides a car park layout which allows for on-site vehicle parking that:</p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Not Applicable The proposed development is for residential use only.</p>
<p>PO16 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.</p>	<p>AO16 Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by:</p> <ul style="list-style-type: none"> 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; 	<p>Not Applicable The proposed development is for residential use only.</p>

	<ul style="list-style-type: none"> 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. <p>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.</p>	
<p>PO17 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.</p>	<p>AO17 Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by:</p> <ul style="list-style-type: none"> 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. <p>Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.</p>	<p>Not Applicable All existing buildings are not proposed to change as part of this development application.</p>
<p>PO18 Development is serviced by an adequate number and size of service vehicles.</p>	<p>AO18 Development ensures that the number and size of design service vehicles selected for the site is in</p>	<p>Not Applicable The proposed development is for residential use only.</p>

	compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	
<p>PO19 Development layout provides for services which:</p> <ul style="list-style-type: none"> a. are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected; b. are clearly defined, safe and easily accessible; c. are designed to contain potential adverse impacts of servicing within the site; d. do not detract from the aesthetics or amenity of the surrounding area. 	<p>AO19.1 Development ensures that a service bay provided on site:</p> <ul style="list-style-type: none"> a. is provided and designed to comply with the design vehicle table and service area design standards in the Transport, access, parking and servicing planning scheme policy; b. is located away from street frontages and screened from adjoining premises. 	<p>Not Applicable The proposed development is for residential use only.</p>
	<p>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.</p>	
	<p>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.</p>	
<p>PO20 Development provides service vehicle access routes to and from the site which minimise the impact on:</p> <ul style="list-style-type: none"> a. amenity and safety in residential areas; 	<p>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.</p>	<p>Not Applicable The proposed development is for a residential subdivision, which has no service vehicle requirement.</p>

b. streets not constructed to a standard that accommodate increased heavy vehicle movements.		
If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensional vehicle or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development) – n/a		

WASTEWATER CODE

Performance outcomes	Acceptable outcomes	
<p>PO1 Development ensures that the intensity and scale of the change of use of premises does not:</p> <ul style="list-style-type: none"> 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. 	<p>AO1 Development ensures that the proposed disposal system complies with the requirements of:</p> <ul style="list-style-type: none"> a. the <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i>; b. <i>AS/NZS 1547:2012 On-site domestic wastewater management</i>; c. <i>Plumbing and Drainage Act 2018</i>; d. the Queensland plumbing and wastewater code. <p>Note—This is to be verified by a competent person and verification submitted to the Council with the development and plumbing application.</p>	<p>Not Applicable The proposed development can connect into council sewer reticulated service.</p>
<p>PO2 Development ensures that the lot size, configuration of new lots and location of the system allows for the efficient disposal of domestic effluent in a manner that:</p> <ul style="list-style-type: none"> 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 	<p>AO2.1 Development is on a lot with a minimum size of 2,000m² or the minimum lot size specified for the relevant zone in the Subdivision code, whichever is the greater.</p>	

<p>existing or proposed water supplies remains unaffected along with the sustainable disposal of domestic effluent.</p>	<p>AO2.2 Development ensures that the proposed on-site effluent disposal system is located on the lot in accordance with the:</p> <ul style="list-style-type: none"> a. secondary standards in Table A6 of the Interim Code of Practice for On-site Sewage Disposal; b. <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i>; c. AS/NZS 1547:2012 On-site domestic wastewater management, d. <i>Plumbing and Drainage Act 2018</i>; e. Queensland plumbing and wastewater code. 	
	<p>AO2.3 Development ensures that the proposed on-site effluent disposal system is sub-surface and located on land:</p> <ul style="list-style-type: none"> 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. 	

	<p>AO2.4 Development ensures that the proposed sub-surface on-site effluent disposal system is not located:</p> <ul style="list-style-type: none">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.	
	<p>AO2.5 Development ensures that a reserve land application area of up to 100% of the design area is available on the lot.</p>	
	<p>AO2.6 Development ensures that the irrigation area is not separated from the dwelling by features such as gullies, creeks, dams, roads or driveways.</p>	