

**BCC DS
RECEIVED**
07-OCT-2026
APPLICATION REF
A007126431



Annexure B: CODE COMPLIANCE ASSESSMENT

Brisbane City Council Development Application

Project / Site	27 Barberry St, Inala QLD 4077
Lot on Plan	Lot 101 on RP78272
Site Area	749 m ²
Proposal	Reconfiguring a Lot – 1 lot into 2 lots
Council	Brisbane City Council
Planning Scheme	Brisbane City Plan 2014 – Version 37
Urbanza Reference	UB92
Prepared by	Urbanza Town Planners
Lodgement / Report Date	06/10/2026

Town Planning • Development Advisory

0470 426 266 • info@urbanzatownplanners.com.au • urbanzatownplanners.com.au

Strategic Framework assessment

Theme 2: Brisbane's outstanding lifestyle

Element 2.1 - Brisbane's identity

Table 3.4.2.1 - Specific outcomes and land use strategies

Specific outcome	Land use strategy	Urbanza assessment / comments
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.	<i>Not applicable.</i> The site is not located within the City Centre, and the proposal does not involve an iconic development. It is a minor 1 into 2 lot subdivision in Inala where there are plenty of properties nearby with similar character.
SO1 Brisbane has a strong urban legibility.	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.	<i>Not applicable.</i>
SO1 Brisbane has a strong urban legibility.	L1.3 Public realm design, building setbacks, vegetation and landscaping contribute positively to Brisbane's natural and built form and legibility.	The subdivision responds to the site's corner configuration and maintains its relationship with Barberry Street and Abelia Street. Both lots accommodate a 9 m × 15 m building rectangle, with space for setbacks, landscaping and private open space. The two existing street trees are proposed to be retained.
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.	<i>Not applicable.</i>

Specific outcome	Land use strategy	Urbanza assessment / comments
SO2 Brisbane has a clear identity as a subtropical river city.	L2.2 Development design includes and protects visual and physical connections to the river and waterways, integrating internal and external spaces.	<i>Not applicable.</i>
SO2 Brisbane has a clear identity as a subtropical river city.	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.	<i>Not applicable.</i>
SO3 Brisbane is experienced as a series of varied, distinctly separate neighbourhoods.	L3.1 Distinct urban neighbourhoods are identified and described, and land use and built form tailored accordingly.	The proposal responds to Inala's established detached residential character. It creates one additional residential allotment within the Low-density residential zone and the Inala precinct of the Western gateway neighbourhood plan. Both lots are configured to accommodate future dwelling houses consistent with this residential setting.
SO3 Brisbane is experienced as a series of varied, distinctly separate neighbourhoods.	L3.2 Development in activity centres and Growth Nodes on Selected Transport Corridors is carefully designed to create identifiable urban precincts.	<i>Not applicable.</i>
SO3 Brisbane is experienced as a series of varied, distinctly separate neighbourhoods.	L3.3 Features currently contributing to a community's sense of place are identified, protected and reinforced.	The subdivision reinforces the established detached-housing character, frontage rhythm and residential scale of the locality. The proposed lots will not appear uncharacteristic when viewed in the context of nearby small-lot developments.
SO4 Brisbane's urban public realm contributes to the legibility, identity and sense of place of local communities.	L4.1 The public domain in centres and Growth Nodes on Selected Transport Corridors is attractive being well planned, well designed and well landscaped.	<i>Not applicable.</i> The site is not located within a centre or Growth Node and the development does not involve significant public-domain works.

Specific outcome	Land use strategy	Urbanza assessment / comments
SO4 Brisbane's urban public realm contributes to the legibility, identity and sense of place of local communities.	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.	<i>Not applicable.</i> The proposal is a small residential subdivision outside a centre or Growth Node and does not involve public art or community-expression works.
SO4 Brisbane's urban public realm contributes to the legibility, identity and sense of place of local communities.	L4.3 Development of Future Suburban Living Areas supports the emergence of an identifiable local character.	<i>Not applicable.</i> The site is situated within an established Suburban Living Area rather than a Future Suburban Living Area.
SO4 Brisbane's urban public realm contributes to the legibility, identity and sense of place of local communities.	L4.4 Key civic spaces are identified and protected, maintained and enhanced via overlays.	<i>Not applicable.</i> No identified key civic space is located on or affected by the development.
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.	The proposed 349 m ² and 400 m ² lots support detached residential development compatible with the locality. Existing small lots at Lavender Street, Tamarind Street and Partridge Street demonstrate that smaller allotments form part of Inala's residential pattern. The proposal also retains the existing street trees and responds to the site's dual frontages.
SO5 Brisbane's development and infrastructure strengthens local identity.	L5.2 Infrastructure is carefully designed to contribute to sense of place and protect local attributes, values and features.	Servicing and access arrangements respond to existing infrastructure and site conditions. Lot 26 retains the existing Barberry Street access, while Lot 27 gains access from Abelia Street. Separate water connections, necessary sewer augmentation and stormwater drainage are proposed, with detailed works to address applicable infrastructure standards and protection of the street trees.

Specific outcome	Land use strategy	Urbanza assessment / comments
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.	<i>Not applicable.</i> The subdivision does not involve changes to a key public vantage point or the introduction of building mass affecting important landscape views.
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.	L6.2 Universal access is provided to public vantage points, including key sites on the Brisbane River, the foreshores and high points.	<i>Not applicable.</i> No riverfront, foreshore or public vantage-point access is affected.
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.	L6.3 Iconic vistas are identified and protected, maintained and enhanced via overlays.	<i>Not applicable.</i> No mapped iconic vista is affected by the proposed subdivision.
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.	Both lots accommodate a 9 m × 15 m building rectangle while retaining space for setbacks, private open space and landscaping. Their usable dimensions and street relationships allow future dwelling designs to incorporate natural ventilation, appropriate solar orientation, shaded outdoor living areas and subtropical planting.
SO8 Brisbane's backyards contribute strongly to local character by providing green landscapes in urban areas.	L8 Development in low density areas of Suburban Living Areas predominantly maintains a block pattern that accommodates backyards and large trees.	The proposed lot configurations allow future dwelling footprints to be positioned with functional backyards and landscaped areas. Detailed dwelling design will need to allocate suitable deep soil areas for canopy tree planting, ensuring that private gardens continue to contribute to the locality's green residential character.

Specific outcome	Land use strategy	Urbanza assessment / comments
SO9 Brisbane's subtropical character is accentuated by urban design where development supports outdoor living and subtropical planting that reduce urban heat island effects.	L9.1 Deep planting is incorporated as a feature into higher density development.	<i>Not applicable.</i> The proposal is for a 1 into 2 lot residential subdivision rather than higher density development.
SO9 Brisbane's subtropical character is accentuated by urban design where development supports outdoor living and subtropical planting that reduce urban heat island effects.	L9.2 Development provides landscaping and maintains vegetation to provide natural shade to mitigate heat island impacts and create comfortable pedestrian environments.	The two existing street trees are proposed to be retained, preserving shade and landscape amenity along the frontage. Both lots provide opportunities for private landscaping and additional planting to support outdoor living and reduce urban heat impacts.
SO9 Brisbane's subtropical character is accentuated by urban design where development supports outdoor living and subtropical planting that reduce urban heat island effects.	L9.3 Development is encouraged to incorporate best-practice landscaping solutions.	Future landscaping can incorporate climate-appropriate species, canopy planting, permeable surfaces and water-efficient planting arrangements. The usable lot configurations allow landscaping to be integrated with future dwellings, access and private open space.
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.	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.	The subdivision uses the existing street network and retains the two existing street trees. Any required frontage works or additional planting will address the applicable streetscape hierarchy and Council standards, while maintaining pedestrian continuity along both frontages.
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.	L10.2 Development and transport infrastructure creates continuous, well-shaded, green routes along identified major roads.	<i>Not applicable.</i> Barberry Street and Abelia Street are Neighbourhood Roads rather than identified major roads.

Specific outcome	Land use strategy	Urbanza assessment / comments
SO11 Brisbane's public infrastructure and parks reinforce a subtropical landscape.	L11.1 Public infrastructure is designed to respond to a subtropical climate and incorporates landscaping, shade and water management features.	Public infrastructure works are limited to the driveway crossovers and necessary service connections. Stormwater will discharge by gravity to the existing kerb and channel in Abelia Street due to the favourable site slope, with all works undertaken in accordance with Council requirements. Provision is also made for an upstream drainage connection secured via an Easement- Refer Annexure A.
SO11 Brisbane's public infrastructure and parks reinforce a subtropical landscape.	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.	<i>Not applicable.</i>
Urban design and architecture		
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.	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.	The subdivision responds appropriately to the site's role within an established Suburban Living Area. It facilitates detached dwelling houses of a scale and form anticipated in the Low-Density Residential Zone while maintaining the prevailing residential character and streetscape presentation.
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.	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.	Dwelling designs do not form part of this subdivision application. However, the proposed dimensions and demonstrated 9 m × 15 m building rectangles allow future dwellings to incorporate appropriate setbacks, articulation, landscaping, parking and outdoor living areas, supporting a positive contribution to both street frontages.

Specific outcome	Land use strategy	Urbanza assessment / comments
SO14 Brisbane's urban environments, public domains and movement systems are well located, well connected, permeable and legible.	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.	The subdivision maintains the established road and pedestrian networks. Lot 26 retains access from Barberry Street and Lot 27 obtains access from Abelia Street, with both crossovers positioned more than 10 m from the intersection as shown on the proposal plan. Existing pedestrian connections provide access to nearby services and the Azalea Street at Barberry Street bus stop.
SO14 Brisbane's urban environments, public domains and movement systems are well located, well connected, permeable and legible.	L14.2 Provision of open space is appropriate to the scale and function of the area and is integrated with the urban structure.	Public open space is not required for this minor infill subdivision. Each lot can nevertheless provide suitable private open space and landscaping appropriate to its intended residential use.
SO15 Brisbane has a high level of land use and movement network connectivity within centres and Growth Nodes on Selected Transport Corridors.	L15 Precinct, street and building design: 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.	<i>Not applicable.</i>
SO16 Brisbane's smaller civic spaces on development sites and local streets merge to optimise local public domain needs.	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.	<i>Not applicable.</i>

Specific outcome	Land use strategy	Urbanza assessment / comments
SO17 Brisbane's urban environment contributes to an outstanding lifestyle for the city.	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: 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; 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.	The subdivision creates one additional residential allotment close to established shops, St Mark's School, Hock Davis Park and local bus services. Both lots can accommodate detached dwellings with landscaped areas and usable private open space, supporting housing choice and access to everyday neighbourhood activities.
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.	Both lots have direct street frontage, allowing future dwelling entrances and habitable-room windows to address and overlook the public realm. Future designs can incorporate clear entry points, appropriate lighting and defined private boundaries to support passive surveillance and residential safety.
SO18 Brisbane's urban design ensures that public safety and perceptions of public safety are maximised.	L18.2 Specific crime prevention through environmental design requirements are tailored to different land uses and specific vulnerable elements and settings.	Crime prevention measures can be tailored to the intended dwelling-house use through visible entrances, clear sightlines and legible access arrangements. The proposal does not introduce a specialised land use or setting requiring additional use-specific safety measures.
Heritage, character and cultural values		
SO19 Brisbane's important buildings and places that are important to the city's history are protected.	L19.1 Heritage places of important local (city-wide) or State cultural heritage significance or special significance to Aboriginal people are identified and protected in accordance with the principles of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.	<i>Not applicable.</i>

Specific outcome	Land use strategy	Urbanza assessment / comments
SO19 Brisbane's important buildings and places that are important to the city's history are protected.	L19.2 The adaptation or re-use of a heritage place that conserves the cultural heritage significance of the place is supported.	<i>Not applicable.</i>
SO19 Brisbane's important buildings and places that are important to the city's history are protected.	L19.3 Development on or adjoining a heritage place protects the cultural heritage significance of the place.	<i>Not applicable.</i>
SO20 Brisbane's distinctive suburban identity is reinforced by its character housing precincts.	L20.1 Character buildings built in 1946 or before are protected via overlays.	<i>Not applicable.</i>
SO20 Brisbane's distinctive suburban identity is reinforced by its character housing precincts.	L20.2 Development proposals maintain the traditional building character housing that individually and collectively contributes to the distinctive character of the area and streetscape.	<i>Not applicable.</i>
SO20 Brisbane's distinctive suburban identity is reinforced by its character housing precincts.	L20.3 Traditional housing styles and materials, such as timber and tin and masonry construction, are recognised as being important to character areas and are retained. Surrounding development respects traditional design elements while allowing for compatible innovative design responses.	<i>Not applicable.</i>
SO20 Brisbane's distinctive suburban identity is reinforced by its character housing precincts.	L20.4 Development accords with neighbourhood plans which: a. refine character aspects and overlays to better balance the demand for growth with character protection; b. identify locally responsive strategies to better integrate character buildings and precincts with anticipated growth and development.	<i>Not applicable.</i>

Specific outcome	Land use strategy	Urbanza assessment / comments
SO20 Brisbane's distinctive suburban identity is reinforced by its character housing precincts.	L20.5 Other small shop and office buildings known as commercial character buildings: a. are protected from being demolished, removed or significantly altered and are afforded qualified commercial use for low-impact activities to ensure their continued contribution to the local character and lifestyle of the city; b. fulfil a complementary role to other non-residential and centre uses in the growth areas of the city.	<i>Not applicable.</i>
SO21 Brisbane residents' appreciation of character areas, heritage buildings and the city's history is increased.	L21.1 Development and public domain design protects and directs attention towards local views of landmark heritage or character elements or iconic vistas identified in neighbourhood plans and overlays.	<i>Not applicable.</i>
SO21 Brisbane residents' appreciation of character areas, heritage buildings and the city's history is increased.	L21.2 Development provides noteworthy information regarding the cultural or historic significance of a site through works such as local heritage trails and interpretive signage.	<i>Not applicable.</i>
SO21 Brisbane residents' appreciation of character areas, heritage buildings and the city's history is increased.	L21.3 Public domain design and public art complements or interprets local history and character elements.	<i>Not applicable.</i>
SO22 The cultural connections that Aboriginal people have to Brisbane are recognised, maintained and protected in accordance with the Aboriginal Cultural Heritage Act 2003.	L22.1 Public domain design promotes Aboriginal and Torres Strait Islander art and culture and acknowledges the history of Traditional Owners in locations of high cultural significance.	<i>Not applicable.</i>
SO22 The cultural connections that Aboriginal people have to Brisbane are recognised, maintained and protected in accordance with the Aboriginal Cultural Heritage Act 2003.	L22.2 Culturally significant sites and cultural landscapes are identified, protected and maintained.	<i>Not applicable.</i>

Specific outcome	Land use strategy	Urbanza assessment / comments
SO22 The cultural connections that Aboriginal people have to Brisbane are recognised, maintained and protected in accordance with the Aboriginal Cultural Heritage Act 2003.	L22.3 Meeting Places of contemporary importance to the Aboriginal and Torres Strait Islander communities are protected and maintained.	<i>Not applicable.</i>

Theme 2: Brisbane's outstanding lifestyle

Element 2.2 - Brisbane's housing and accommodation choices

Table 3.4.3.1 - Specific outcomes and land use strategies

Specific outcome	Land use strategy	Urbanza assessment / comments
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 neighborhood planning process and are in accordance with the Brisbane City Shape theme to accommodate anticipated future population.	Although the site is not located within a Growth Node on a Selected Transport Corridor, the proposal represents modest infill development within an established urban area. The development will efficiently utilise existing road, water, sewer and stormwater infrastructure without requiring the extension of major infrastructure networks. The proposed development however creates more land for future residential uses in response to the growing housing crisis in Brisbane.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and income levels and individuals with specific housing needs.	L2 Residential development contributes to housing diversity, particularly supporting ageing in place and assisted living and housing suited to 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.	The proposed 349 m² and 400 m² lots broaden the choice of residential allotments available within Inala. Both can accommodate functional detached dwelling houses, providing opportunities for compact, lower-maintenance housing suited to different household sizes and potentially more attainable home ownership. Future dwelling designs can incorporate adaptable layouts responsive to occupants' needs.
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.	<i>Not applicable.</i>
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	L3.2 There are opportunities for accommodation of employees in residential precincts in proximity to centres.	<i>Not applicable.</i>

Specific outcome	Land use strategy	Urbanza assessment / comments
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	L3.3 New hotels and extensions to existing hotels are facilitated in the City Centre and other appropriate locations.	<i>Not applicable.</i>
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.	<i>Not applicable.</i>
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 landscape features of the locality and a high degree of legibility and permeability.	<i>Not applicable.</i>
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.	The proposal is for a 2-lot subdivision intended to accommodate future low density allowed uses.
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	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.	The proposal is for a 2-lot subdivision intended to accommodate future low density allowed uses. The proposed lots are of a suitable size and configuration to accommodate rooming accommodation while maintaining the amenity of the surrounding neighbourhood. Their design remains compatible with the prevailing low-density residential character and provides convenient access to nearby services, facilities and public transport.

Specific outcome	Land use strategy	Urbanza assessment / comments
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	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.	<i>Not applicable.</i> The site is not associated with a defence base, special-purpose institution or community institution requiring accommodation for staff or visitors.

Theme 5: Brisbane's CityShape

Element 5.5 - Brisbane's Suburban Living Areas

Table 3.7.6.1 - Specific outcomes and land use strategies

Specific outcome	Land use strategy	Urbanza assessment / comments
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.	L1 The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.	The proposal provides modest residential infill consistent with the site's intended residential function within the Low-density residential zone and the Inala precinct of the Western gateway neighbourhood plan. It responds to the site's dual frontages, usable dimensions and access to established infrastructure, shops, schools, parks and local bus services.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	L2.1 Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.	Both proposed lots are intended to accommodate detached dwelling houses, maintaining the predominant housing form envisaged for Suburban Living Areas. The creation of one additional residential allotment represents limited growth within the established neighbourhood.

Specific outcome	Land use strategy	Urbanza assessment / comments
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	L2.2 Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.	Lot 27 provides 400 m², while Lot 26 provides 349 m² and requires a performance-based justification. The site is approximately 580 m walking distance from the nearest qualifying centre and therefore falls outside the prescribed 300 m catchment. The proposed outcome is supported by both lots accommodating a 9 m × 15 m building rectangle, with space for setbacks, parking, landscaping and private open space. The dual frontages, nearby everyday services, local bus access and proposed servicing arrangements further support the suitability of this particular site for modest small-lot infill. Several nearby recently approved small lot subdivisions have also been identified in the Inala suburb.
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.	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.	<i>Not applicable.</i>

Specific outcome	Land use strategy	Urbanza assessment / comments
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.	L3.2 Development for multiple dwellings in the Emerging community zone: 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 hour in the peak periods of 7am to 9am and 4pm to 6pm and the edge: i. of a centre zone other than the Neighbourhood centre zone; or 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.	<i>Not applicable.</i>
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.	L4.1 Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood.	A site-specific departure from the general lot-size expectation is sought. The locality contains established smaller residential lots, including 22 Lavender Street (396 m ²), 18 and 18A Tamarind Street (357 m ² each), and 52 and 52A Partridge Street (338 m ² and 383 m ² respectively). These examples provide relevant comparators, together with the nearby subdivision approvals discussed in this report. The proposed configuration is supported by the corner setting, usable building envelopes and capacity to maintain detached housing with landscaped setbacks and private gardens.
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.	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. .	The proposal plan demonstrates a 9 m × 15 m building rectangle on each lot, with setback dimensions shown. Both lots provide practical dimensions for future detached dwellings, parking, landscaping and private open space. The dual frontages allow future buildings to address the streets appropriately. Detailed dwelling designs will need to maintain suitable building separation, site coverage and vegetated outdoor areas consistent with the neighbourhood's residential character.

Specific outcome	Land use strategy	Urbanza assessment / comments
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.	L4.3 Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through: 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.	The two existing street trees are proposed to be retained, maintaining established shade and streetscape amenity. Both lots allow for private gardens and additional planting, with future dwelling layouts to provide suitable areas for tree growth. The site's fall towards Abelia Street supports gravity drainage to the nominated kerb and channel discharge point, subject to engineering confirmation. No major earthworks are anticipated.
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	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 retail, community facilities and low impact industry and localised employment.	<i>Not applicable.</i>
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	L5.2 District centres are the focus for the public transport network within the local catchment of the district centres.	<i>Not applicable.</i>
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	L6.1 Neighbourhood centres are interspersed within residential neighbourhoods and function as local neighbourhood service providers.	<i>Not applicable.</i>
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	L6.2 Neighbourhood centres are of a scale which is consistent with surrounding detached housing.	<i>Not applicable.</i>

Specific outcome	Land use strategy	Urbanza assessment / comments
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	L6.3 A new neighbourhood centre which is not in a location provided for in a zone, zone precinct, or neighbourhood plan is to: 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; 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.	<i>Not applicable.</i>

Specific outcome	Land use strategy	Urbanza assessment / comments
SO7 Non-residential uses support local character and amenity.	L7 A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following: 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.	The proposal does not involve a non-residential use and will not adversely affect nearby centres, schools, community facilities, parks or open-space areas. The subdivision provides additional housing within walking distance of local services and public transport while maintaining opportunities for landscaping, private open space and pedestrian connectivity.
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 Area and is serviced by appropriate supporting infrastructure and services.	L8 Development: a. considers and responds to known development constraints and those identified through the assessment process; 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.	<i>Not applicable.</i>

Low density residential zone code

Development location and uses overall outcomes

Outcomes	Comments
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.	<i>The proposed lots are appropriately configured to accommodate future dwelling houses while retaining the established low-density suburban character intended for the locality and the zone.</i>
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.	<i>The resulting vacant lots may also accommodate other small-scale residential forms contemplated within the Low-Density Residential Zone, subject to meeting the relevant planning requirements.</i>
c. Development maintains a low density character in which multiple dwellings are not accommodated.	<i>The subdivision neither proposes nor creates an outcome intended to accommodate multiple dwellings.</i>
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.	<i>Not applicable.</i>
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.	<i>Not applicable.</i>
f. Development for a dwelling unit may occur as part of a non-residential use.	<i>Not applicable.</i>
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.	<i>The development facilitates low-density residential uses that are consistent with the purpose of the zone and the reasonable expectations for development within the locality.</i>
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.	<i>Not applicable.</i>

i. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit), where not on land within the Commercial character building overlay is to:	<i>Not applicable.</i>
i. have a gross floor area of less than 250m ² ;	
ii. serve local residents' day-to-day needs;	
iii. not undermine the viability of a nearby centre.	
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.	<i>Not applicable.</i>
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.	<i>Not applicable.</i>
l. Development for rooming accommodation accommodates five persons or less.	<i>Not applicable.</i>

Development form overall outcomes

Outcomes	Comments
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.	<i>The proposed lots are appropriately configured to accommodate low-density residential buildings while retaining sufficient space for landscaping, private open space and a spacious suburban setting.</i>
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.	<i>Not applicable.</i>
c. Development for a dwelling house occurs on appropriately sized and configured lots, and;	<i>Not applicable.</i>
i. where not on a rear lot, has a minimum lot size of 400m ² ;	
ii. where on a rear lot, has a minimum lot size of 600m ² ;	
iii. maintains a block pattern that accommodates traditional backyards and large trees.	
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.	<i>Not applicable.</i>

e. Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that: i. provides safety from fire hazards; ii. maximises the retention of backyard spaces as private landscaped space; iii. avoids overbearing development involving bulk or setback which is inconsistent with the character of a dwelling house on an adjoining lot.	<i>Not applicable.</i>
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.	<i>No significant site constraints or particular land characteristics have been identified that would adversely affect the proposed development.</i>
g. Development is carried out in an orderly sequence, within the context of the neighbourhood and city.	<i>The proposed subdivision represents a logical and orderly form of small-scale residential infill within an established urban area. The proposal utilises land already serviced by existing urban infrastructure and is consistent with the established residential function and development pattern of the surrounding Inala locality.</i>
h. Development is well planned and integrated with surrounding land uses and infrastructure.	<i>The proposed subdivision integrates with the established residential neighbourhood by providing two usable lots capable of accommodating detached dwelling houses, appropriate setbacks, parking, landscaping and private open space. The dual frontages support practical access arrangements through retention of the existing Barberry Street access and a new crossover from Abelia Street. Separate water connections, necessary sewer augmentation and gravity stormwater drainage to Abelia Street are proposed. Retention of the existing street trees and pedestrian connections further supports integration with the surrounding streetscape and local facilities.</i>
i. Development provides a connected and permeable network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.	<i>The proposal does not alter the existing road, pedestrian or cycle network and will utilise the established road network. The subdivision maintains connectivity with the surrounding street network and provides future residents with convenient access to existing pedestrian infrastructure, public transport and nearby services. Given the small scale of the proposal, no new public roads or pedestrian or cycling connections are required.</i>

Subdivision code

Performance outcome	Acceptable outcome	Urbanza assessment / comments
Section A—General performance outcomes and acceptable outcomes for reconfiguring a lot		
PO1 Development results in lots and an arrangement of lots that: a. enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use; b. are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; c. feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development; d. complement the streetscape, local context and character for the locality; e. address development constraints.	AO1.1 Development provides lots with dimensions in compliance with Table 9.4.10.3.B. <i>Note—Dwelling density may also be specified in the planning scheme in addition to the minimum or average lot sizes specified in Table 9.4.10.3.B. Development must comply with both parameters.</i> <i>Note—Parts 1 to 3 of Table 9.4.10.3.B provide the minimum dimensions for standard, small and rear lots to accommodate the range of residential development intended for the Low density residential zone, Character residential zone, Low-medium density residential zone and the Emerging community zone.</i> <i>Note—Part 4 of Table 9.4.10.3.B provides dimensions for lots in other zones and in the South East Queensland Regional Plan area under certain circumstances. Where a zone is not identified in Part 4 of Table 9.4.10.3.B the relevant dimensions are either use or activity specific and no acceptable outcome is prescribed.</i> <i>Note—The Dwelling house code and Dwelling house (small lot) code provide requirements for dwelling houses on standard lots and small lots. Table 9.4.10.3.B is not part of the assessment for a dwelling house other than as identified in the tables of assessment in Part 5.</i> <i>Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions.</i>	Performance outcome complies, The proposal creates Lot 26 with an area of 349 m² and Lot 27 with an area of 400 m². Lot 26 does not meet the applicable 400 m² minimum lot area, and the site's approximately 580 m walking distance to the nearest qualifying centre exceeds the 300 m catchment for the smaller-lot concession. Accordingly, AO1.1 is not fully satisfied, and a performance-based assessment against PO1 is provided. The proposed lot arrangement is considered to achieve PO1 for the following reasons: • a. Capacity to accommodate the intended use: Both lots provide compliant dimensions capable of accommodating future detached dwelling houses, together with appropriate setbacks, vehicle access, parking, landscaping and functional private open space. The subdivision enables future dwelling designs to respond to the relevant planning scheme requirements. • The proposal maintains the intended detached residential use of land within the Low density residential zone and the Inala precinct of the Western gateway neighbourhood plan. It represents modest infill comprising one additional residential allotment. Relevant zone, neighbourhood plan and overlay requirements are addressed through the accompanying code assessments. • c. Usable lot shape and minimum rectangle: Both proposed lots comfortably accommodate a 9 m × 15 m minimum rectangle, consistent with the

Performance outcome	Acceptable outcome	Urbanza assessment / comments
		benchmark identified in Council's pre-lodgement advice. The rectangles and setback dimensions are shown in the town planning report. Lot 26 responds to the corner configuration, while Lot 27 provides a regular arrangement suitable for future residential development. • Streetscape and local character: The dual frontages allow future dwellings to address the adjoining streets while maintaining detached housing, landscaped setbacks and private gardens. Both existing street trees are proposed to be retained. Established smaller lots at Lavender Street, Tamarind Street and Partridge Street provide relevant local comparators supporting the compatibility of the proposed lot sizes. Nearby shops, schools, parks and bus services further support the residential suitability of the site. • Response to development constraints: The site's fall towards Abelia Street supports the proposed gravity stormwater discharge, and no major earthworks are anticipated. Proposed Easement A provides a drainage corridor for an upstream connection. Separate water connections and necessary sewer augmentation are proposed. Lot 26 retains the existing Barberry Street access arrangement, while Lot 27 obtains access from Abelia Street, with detailed access and servicing requirements to be resolved through the relevant assessments. On this basis, the reduced area of Lot 26 is supported by a functional lot configuration, demonstrated minimum rectangle, practical access and servicing arrangements, and compatibility with the surrounding residential context.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO1 Development results in lots and an arrangement of lots that: a. enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use; b. are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; c. feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development; d. complement the streetscape, local context and character for the locality; e. address development constraints.	AO1.2 Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot where meeting the requirements of the Land Title Act 1994 and the Land Act 1994. <i>Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Parts of this code and other codes in the planning scheme determine the circumstances for the application of a building envelope plan or a development footprint plan.</i> <i>Note—A building envelope plan or a development footprint plan may also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing.</i>	<i>Not applicable.</i> Development does not require a building envelope plan or a development footprint plan.
PO1 Development results in lots and an arrangement of lots that: a. enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use; b. are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; c. feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development; d. complement the streetscape, local context and character for the locality; e. address development constraints.	AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located: a. across a proposed lot boundary; or b. within a setback required by the planning scheme. <i>Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot.</i> <i>Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan.</i> <i>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</i>	<i>Development complies with AO1.3</i> No buildings or structure will be located across a proposed lot boundary and within a setback. The development results in vacant lots.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
	identified by the preceding development approval or approved plans, planning scheme and Building Regulation. <i>Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located: 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.</i>	
PO2 Development creates useable lots that: a. do not rely on excessive cut and fill; b. do not intrude into areas of waterway and environmental significance; c. ensure any cutting, filling, retaining walls and earthworks: i. minimise adverse impacts to vegetation, natural features and topography; ii. avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; d. minimise adverse impacts to the utility of existing or proposed transport network elements. e. where involving a lot with an area less than 180m²: i. do not adversely affect visual character, amenity, privacy, stormwater run-off and drainage of lots within and adjoining the site; ii. provide finished ground levels that facilitate development of the lots for the intended purpose without the need to provide additional retaining walls. <i>Note—An earthworks plan is required to be submitted to demonstrate compliance with this performance outcome.</i> <i>Note—Where a development footprint plan is required for development involving lots with an area less than 180m², the relevant outcomes shown on the development footprint plan must consider the slope of the site and any earthworks that are required as part of the subdivision.</i>	AO2.1 Development ensures that any cutting, filling, retaining walls and earthworks: a. result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: i. a single level change; or ii. any step in a series of level changes. b. locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; c. limits cut and fill to less than 1m in height for construction of transport network elements. <i>Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B.</i> <i>Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended.</i>	<i>Not applicable</i> No earthworks are envisioned as part of this development.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO2 Development creates useable lots that: a. do not rely on excessive cut and fill; b. do not intrude into areas of waterway and environmental significance; c. ensure any cutting, filling, retaining walls and earthworks: i. minimise adverse impacts to vegetation, natural features and topography; ii. avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; d. minimise adverse impacts to the utility of existing or proposed transport network elements. e. where involving a lot with an area less than 180m²: i. do not adversely affect visual character, amenity, privacy, stormwater run-off and drainage of lots within and adjoining the site; ii. provide finished ground levels that facilitate development of the lots for the intended purpose without the need to provide additional retaining walls. <i>Note—An earthworks plan is required to be submitted to demonstrate compliance with this performance outcome.</i> <i>Note—Where a development footprint plan is required for development involving lots with an area less than 180m², the relevant outcomes shown on the development footprint plan must consider the slope of the site and any earthworks that are required as part of the subdivision.</i>	AO2.2 Development involving a lot with an area less than 450m² is located on a site with a maximum average slope of: a. 1 into 10 on the shortest lot axis; b. 1 into 15 on the longest axis.	<i>Development complies with AO2.2.</i>
PO2 Development creates useable lots that: a. do not rely on excessive cut and fill; b. do not intrude into areas of waterway and environmental significance; c. ensure any cutting, filling, retaining walls and earthworks: i. minimise adverse impacts to vegetation, natural features and topography; ii. avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways;	AO2.3 Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of: a. less than 1 in 6 on a lot less than 180m²; or b. less than 1 in 5 on a lot 180m² or greater; prior to any cutting, filling, retaining walls or earthworks occurring on the site. <i>Note—A minimum rectangle dimension sited on level to gently sloping land is required to ensure that lots are able to be</i>	<i>Development complies with AO 2.3.</i> The proposed lots are generally rectangular, have an existing average slope of less than 1 in 5 and can accommodate the minimum rectangle dimensions anticipated for small residential lots. No significant cutting, filling, retaining walls or other earthworks are proposed, and the development does not intrude into any mapped waterways or areas of environmental significance. The

Performance outcome	Acceptable outcome	Urbanza assessment / comments
d. minimise adverse impacts to the utility of existing or proposed transport network elements. e. where involving a lot with an area less than 180m²: i. do not adversely affect visual character, amenity, privacy, stormwater run-off and drainage of lots within and adjoining the site; ii. provide finished ground levels that facilitate development of the lots for the intended purpose without the need to provide additional retaining walls. <i>Note—An earthworks plan is required to be submitted to demonstrate compliance with this performance outcome.</i> <i>Note—Where a development footprint plan is required for development involving lots with an area less than 180m², the relevant outcomes shown on the development footprint plan must consider the slope of the site and any earthworks that are required as part of the subdivision.</i>	<i>developed for a dwelling in accordance with the requirements of the planning scheme.</i> <i>Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone.</i>	proposed lots exceed 180 m² and can accommodate future dwelling houses without requiring substantial modification of the existing landform.
PO2 Development creates useable lots that: a. do not rely on excessive cut and fill; b. do not intrude into areas of waterway and environmental significance; c. ensure any cutting, filling, retaining walls and earthworks: i. minimise adverse impacts to vegetation, natural features and topography; ii. avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; d. minimise adverse impacts to the utility of existing or proposed transport network elements. e. where involving a lot with an area less than 180m²: i. do not adversely affect visual character, amenity, privacy, stormwater run-off and drainage of lots within and adjoining the site; ii. provide finished ground levels that facilitate development of the lots for the intended purpose without the need to provide additional retaining walls. <i>Note—An earthworks plan is required to be submitted to</i>	AO2.4 Development does not involve the creation of canals or artificial waterways.	<i>Development complies with AO 2.4.</i> The development does not result in the creation of canals or artificial waterways.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
<i>demonstrate compliance with this performance outcome.</i> <i>Note—Where a development footprint plan is required for development involving lots with an area less than 180m², the relevant outcomes shown on the development footprint plan must consider the slope of the site and any earthworks that are required as part of the subdivision.</i>		
PO3 Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; b. for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; c. to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; d. to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; e. at an adequate width, suitable gradient and appropriate construction standard; f. to avoid unreasonable detriment or nuisance to an adjacent premises; g. to preserve the amenity and function of the public realm in accommodating: i. high levels of pedestrian traffic; ii. large subtropical street trees; iii. on-street parking.	AO3.1 Development provides roads, pavement and concrete kerb and channel that provide for: a. design and construction in accordance with the road hierarchy; b. safe travel for pedestrian, cyclists and vehicles; c. access to properties for all modes; d. utilities; e. high levels of aesthetics and amenity, improved liveability and future growth; f. a high-quality streetscape; g. a low-maintenance asset with minimal whole-of-life cost. <i>Editor's note—See Section B for additional requirements where new road is proposed.</i>	<i>Development complies with AO3.1.</i> The subdivision utilises the existing roads, pavement, kerb and channel along Barberry Street and Abelia Street. Any required crossover or frontage works will be undertaken in accordance with Council standards, maintaining safe property access, pedestrian continuity, utility provision and streetscape amenity, while retaining the existing street trees.
PO3 Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; b. for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use;	AO3.2 Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<i>Development complies with AO3.2.</i> Lot 26 is proposed to retain the existing Barberry Street crossover shared with 25 Barberry Street. Lot 27 will obtain access via a proposed 2.5 m wide residential crossover from Abelia Street. Both proposed lots will be designed and constructed in accordance with Standard Drawings BSD-2021 and BSD-

Performance outcome	Acceptable outcome	Urbanza assessment / comments
c. to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; d. to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; e. at an adequate width, suitable gradient and appropriate construction standard; f. to avoid unreasonable detriment or nuisance to an adjacent premises; g. to preserve the amenity and function of the public realm in accommodating: i. high levels of pedestrian traffic; ii. large subtropical street trees; iii. on-street parking.		2022 and the relevant planning scheme policy requirements.
PO3 Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; b. for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; c. to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; d. to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; e. at an adequate width, suitable gradient and appropriate construction standard; f. to avoid unreasonable detriment or nuisance to an adjacent premises; g. to preserve the amenity and function of the public realm in accommodating: i. high levels of pedestrian traffic; ii. large subtropical street trees; iii. on-street parking.	AO3.3 Development provides each lot with access to a public road other than a major road, that is: a. direct; or b. via a formal access arrangement that is: i. registered on a title over another lot; or ii. a reciprocal access easement; or iii. over common property; iv. located as far away as practicable from an existing or proposed dwelling; v. compliant with the road corridor design standards in the Infrastructure design planning scheme policy; c. the width specified: i. in the Transport, access, parking and servicing planning scheme policy where an access way to a rear lot in the Low density residential zone, Character residential zone, Low-medium density residential zone or Emerging community zone; or ii. in Table 9.4.10.3.B where in any other zone; d. compliant with the standard vehicle type requirements for the zone and zone precinct applicable to the site and intended use.	<i>Development complies with AO3.3.</i> Both lots have frontage to Neighbourhood Roads. Lot 26 retains the existing Barberry Street crossover, while Lot 27 obtains access through a proposed 2.5 m wide crossover from Abelia Street. Access works will address Council standards while maintaining pedestrian continuity and retaining both street trees.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO3 Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; b. for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; c. to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; d. to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; e. at an adequate width, suitable gradient and appropriate construction standard; f. to avoid unreasonable detriment or nuisance to an adjacent premises; g. to preserve the amenity and function of the public realm in accommodating: i. high levels of pedestrian traffic; ii. large subtropical street trees; iii. on-street parking.	AO3.4 Development provides safe sight distances at the following locations: a. an access point along the frontage of each lot; b. a junction and an intersection, including corner truncation; c. a pedestrian or cyclist crossing.	<i>Development complies with AO 3.4.</i> Both crossovers are positioned more than 10 m from the intersection, as shown on the proposal plan. Both frontages' access points have safe sight distances.
PO3 Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; b. for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; c. to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; d. to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; e. at an adequate width, suitable gradient and appropriate construction standard; f. to avoid unreasonable detriment or nuisance to an adjacent	AO3.5 Development provides grades within a lot that: a. enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy; b. do not require cut and fill in excess of 1m in height.	<i>Development complies with AO 3.5.</i> The site has a minor slope towards Abelia Street and provides suitable grades for compliant vehicle access in accordance with the relevant planning scheme policy. No cut or fill exceeding 1 m in height is proposed or anticipated.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
premises; g. to preserve the amenity and function of the public realm in accommodating: i. high levels of pedestrian traffic; ii. large subtropical street trees; iii. on-street parking.		
PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks. <i>Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the Planning Act 2016.</i>	AO4.1 Development provides land and works for infrastructure and services in compliance with the: a. Local government infrastructure plan; b. standards in the Infrastructure design planning scheme policy; c. Refuse planning scheme policy; d. Transport, access, parking and servicing planning scheme policy; e. Long term infrastructure plan; f. codes and planning scheme policies that apply to the site.	<i>Development complies with AO 4.1.</i> The proposed lots will be connected separately to reticulated water, sewer, electricity and telecommunications infrastructure, with all connections provided in accordance with the relevant authority's requirements. The driveway crossovers, kerbside refuse collection and any required infrastructure works will comply with the applicable infrastructure, transport and refuse planning scheme policies. The proposal will not adversely affect the safety, efficiency or capacity of existing infrastructure networks.
PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks. <i>Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the Planning Act 2016.</i>	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.	<i>Development complies with AO4.2.</i> Stormwater from each proposed lot will discharge to the existing kerb and channel along Abelia Street, being the proposed lawful point of discharge. The gentle slope on site enables stormwater to be managed without significant earthworks, and the final drainage design will comply with the Stormwater Code and relevant Council standards.
PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks. <i>Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the Planning Act 2016.</i>	AO4.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or b. a 6m long by 3 equal chord truncation if a minor road.	<i>Complies with AO4.3.</i> <i>A corner truncation already exists for proposed lot 26.</i>
PO5	AO5	<i>Development complies with AO5.</i>

Performance outcome	Acceptable outcome	Urbanza assessment / comments
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.	Development ensures that lot density, location, arrangement and dimensions address potential adverse impacts on the normal occupation of the lot for its intended use and associated activities, by: a. identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; b. avoiding the hazard; or c. mitigating hazard impacts, including through buffers, structures or other necessary measures. <i>Note—Overlays and neighbourhood plans provide information about potential risks and hazards and how to address them. However, the planning scheme may not reflect risks and hazards determined as part of the analysis of the site and its surrounds and assessment of the development or changed circumstances or those associated with: contaminated land; transport noise corridors on State-controlled roads and the rail network. The Queensland Government's Contaminated land register and Environmental management register should be consulted regarding contaminated land. The State Planning Policy Interactive Mapping System should be consulted regarding transport noise corridors.</i>	The proposed lots are suitably located in an existing residential area and configured for safe residential occupation. The site is not affected by mapped flooding, no significant earthworks are proposed, and no other hazards have been identified that would prevent the lots from being used for dwelling houses.
Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving: a. rearranging the boundaries of a lot; or b. volumetric format plan subdivision; or c. a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories.		
Not applicable		
Section B—Transport, traffic and movement outcomes for reconfiguring a lot involving: a. 10 or more lots; or b. road reserve or new road; or c. cycle or pedestrian routes.		
Not applicable		
Section C—Specific performance outcomes and acceptable outcomes applicable to development		

Performance outcome	Acceptable outcome	Urbanza assessment / comments
Section C1—Development for reconfiguring a lot involving any of the following: a. a site that is more than 1ha in the Emerging community zone; or b. the number of potential dwellings is 20 or more in the Emerging community zone; or c. a site that is more than 7,000m ² in the Low density residential zone or Low-medium density residential zone; or d. the number of lots is 20 or more; or e. the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or f. the creation of more than 50% of the lots with an area less than 350m ² where not associated with a material change of use or in accordance with an approved building, if in a zone other than the Low-medium density residential zone. Note—Refer to the Structure planning planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate dwelling houses or where reconfiguring a lot is not proposed in conjunction with a material change of use.		
<i>Not applicable</i>		
Section C2—Detailed performance outcomes and acceptable outcomes for a small lot, excluding lots less than 180m²: a. not complying with the dimensions in Table 9.4.10.3.B; or b. with a frontage width of less than 10m.		
<i>Not applicable</i>		
Section C3—Additional performance outcomes and acceptable outcomes for a lot less than 180m²		
<i>Not applicable,</i>		
Section C4—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone		
<i>Not applicable,</i>		
Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.		
<i>Not applicable,</i>		
Section C6—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan		

Performance outcome	Acceptable outcome	Urbanza assessment / comments
<i>Not applicable,</i>		
Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots If dividing land into parts by an agreement that is a lease or an exclusive use agreement or lease or the reconfiguring of an existing or approved building whether or not including land		
<i>Not applicable,</i>		
If involving a standard format lot with common property such as requiring a community management scheme under the Body Corporate and Community Management Act 1997 Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.		
<i>Not applicable,</i>		

Filling and excavation code

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO1 Development for filling or excavation minimises visual impacts from retaining walls and earthworks.	AO1 Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: a. 2.5m in a zone in the Industry zones category; b. 1m in all other zones, or if adjoining a sensitive zone.	<i>Not applicable,</i> No earthworks are envisioned as part of this development.
PO2 Development of a retaining wall proposed as a result of filling or excavation: a. is designed and constructed to be fit for purpose; b. does not impact adversely on significant vegetation; c. is capable of easy maintenance. <i>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.</i> <i>Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.</i>	AO2.1 Development of a retaining structure, including footings, surface drainage and subsoil drainage: a. is wholly contained within the site; b. if the total height to be retained is greater than 1m, then: i. the retaining wall at the property boundary is no greater than 1m above the ground level; ii. all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; iii. the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.	<i>Not applicable,</i> No earthworks are envisioned as part of this development.
PO2 Development of a retaining wall proposed as a result of filling or excavation: a. is designed and constructed to be fit for purpose; b. does not impact adversely on significant vegetation; c. is capable of easy maintenance. <i>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.</i> <i>Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.</i>	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.	<i>Not applicable,</i> No earthworks are envisioned as part of this development.
PO2 Development of a retaining wall proposed as a result of filling or excavation: a. is designed and constructed to be fit for purpose; b. does not impact adversely on significant vegetation;	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.	<i>Not applicable,</i> No earthworks are envisioned as part of this development.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
c. is capable of easy maintenance. <i>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.</i> <i>Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.</i>		
PO2 Development of a retaining wall proposed as a result of filling or excavation: a. is designed and constructed to be fit for purpose; b. does not impact adversely on significant vegetation; c. is capable of easy maintenance. <i>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.</i> <i>Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.</i>	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.	<i>Not applicable,</i> No earthworks are envisioned as part of this development.
PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	AO3 Development ensures that a rock anchor: a. is constructed in accordance with the standards in the Infrastructure design planning scheme policy; b. where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	<i>Not applicable,</i> No rock anchors are proposed as part of this development.
PO4 Development protects all services and public utilities.	AO4 Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	Development complies with AO4. Development will protect services and public utilities and will ensure that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.
PO5 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	AO5 Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in	<i>Not applicable,</i> No earthworks are proposed as part of this development. Stormwater will be discharged to Abelia Street via kerb and

Performance outcome	Acceptable outcome	Urbanza assessment / comments
	accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	channel due to the favourable slope on site.
PO6 Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems. <i>Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.</i>	AO6 Filling or excavation does not involve the construction of open drainage.	<i>Not applicable,</i> No earthworks are envisioned as part of this development.
PO7 Development for filling or excavation: a. does not degrade water quality or adversely affect environmental values in receiving waters; b. ensures site sediment and erosion control standards are best practice.	AO7.1 Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy.	<i>Not applicable,</i> No earthworks are envisioned as part of this development.
PO7 Development for filling or excavation: a. does not degrade water quality or adversely affect environmental values in receiving waters; b. ensures site sediment and erosion control standards are best practice.	AO7.2 Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	<i>Development complies with AO7.2</i> Development will provide Erosion and sediment control standards.
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. <i>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.</i>	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.	<i>Development complies with AO8.1</i>

Performance outcome	Acceptable outcome	Urbanza assessment / comments
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. <i>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.</i>	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.	<i>Not applicable,</i> No earthworks are envisioned as part of this development.
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. <i>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.</i>	AO9 Development involving filling or excavation does not cause a ground- borne vibration beyond the boundary of the site.	<i>Not applicable,</i> No earthworks are envisioned as part of this development.
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.	AO10 Development ensures that heavy trucks hauling material to and from the site: 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.	<i>Development will comply with AO10.</i>
PO11 Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	AO11 Development does not involve: a. excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; b. filling with material containing a contaminant.	<i>Not applicable,</i> No earthworks are envisioned as part of this development. Land is not on a site occupied notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register;
PO12 Development provides for: a. landscaping for water conservation purposes;	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.	<i>Not applicable,</i> No artificial growing environments are proposed as part of

Performance outcome	Acceptable outcome	Urbanza assessment / comments
b. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; c. drainage and stormwater measures to reduce any adverse impacts on the landscape; d. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; e. reticulated irrigation to all artificial growing environments. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>		this development.
PO12 Development provides for: a. landscaping for water conservation purposes; b. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; c. drainage and stormwater measures to reduce any adverse impacts on the landscape; d. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; e. reticulated irrigation to all artificial growing environments. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	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.	<i>Not applicable,</i> The proposal does not include formal landscaped areas requiring irrigation or a dedicated stormwater-harvesting system.
PO12 Development provides for: a. landscaping for water conservation purposes; b. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; c. drainage and stormwater measures to reduce any adverse impacts on the landscape; d. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; e. reticulated irrigation to all artificial growing environments.	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained. <i>Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.</i>	<i>Not applicable,</i> No turf, mulched garden beds or formal landscaped areas are proposed as part of this application. The proposed shared crossover and other paved areas will be appropriately drained to the existing kerb and channel on Abelia Street in accordance with the applicable stormwater requirements.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
<i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>		
PO12 Development provides for: a. landscaping for water conservation purposes; b. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; c. drainage and stormwater measures to reduce any adverse impacts on the landscape; d. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; e. reticulated irrigation to all artificial growing environments. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	<i>Not applicable,</i> No formal landscaping areas or reticulated irrigation system are proposed as part of the subdivision.
PO13 Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	AO13 Development does not involve the creation of canals or artificial waterways.	<i>Not applicable,</i> The development will not result in the creation of canals or artificial waterways.

Infrastructure design code

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO1 Development provides roads, pavement, edging and landscaping which: a. are designed and constructed in accordance with the road hierarchy; b. provide for safe travel for pedestrians, cyclists and vehicles; c. provide access to properties for all modes; d. provide utilities; e. provide high levels of aesthetics and amenity, improved liveability and future growth; f. provide for the amelioration of noise and other pollution; g. provide a high-quality streetscape; h. provide a low-maintenance asset with a minimal whole-of-life cost. <i>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.</i>	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.	<i>Development complies with AO1.</i> Any road or verge disturbed by the works, including installation of new utility connections, will be reinstated in accordance with the relevant Council standards.
PO2 Development provides road pavement surfaces which: a. are well designed and constructed; b. durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; c. ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access; d. allows for reasonable travel comfort.	AO2 Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	<i>Development will comply with AO2.</i> Any road or verge disturbed by the works, including installation of new utility connections, will be reinstated in accordance with the relevant Council standards.
PO3 Development provides a pavement edge which is designed and constructed to: a. control vehicle movements by delineating the carriageway for all users; b. provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	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.	<i>Development complies with AO3.</i> Any road or verge disturbed by the works, including installation of new utility connections, will be reinstated in accordance with the relevant Council standards.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO4 Development provides verges which are designed and constructed to: a. provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; b. provide a sufficient area for public utility services; c. be maintainable by the Council.	AO4 Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	<i>Development complies with AO4.</i> Any road or verge disturbed by the works, including installation of new utility connections, will be reinstated in accordance with the relevant Council standards.
PO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which: a. allows equitable access for all modes; b. is safe and secure; c. has 24-hour access; d. is a low-speed shared zone environment; e. has a high-quality streetscape.	AO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	<i>Not applicable</i> No laneways are proposed as part of this development.
PO6 Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard: a. an effective, high-quality paved roadway; b. an effective, high-quality roadway kerb and channel; c. safe, high-quality vehicle crossings over channels and verges; d. safe, accessible, high-quality verges compatible and integrated with the surrounding environment; e. safe vehicle access to the site that enables ingress and egress in a forward gear; f. provision of and required alterations to public utilities; g. effective drainage; h. appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	AO6 Development of an existing premises provides at the frontage of the site, if not already existing, the following infrastructure to the standard that would have applied if the development involved new premises as stated in the road corridor design standards in the Infrastructure design planning scheme policy: a. concrete kerb and channel; b. forming and grading to verges; c. crossings over channels and verges; d. a constructed bikeway; e. a constructed verge or reconstruction of any damaged verge; f. construction of the carriageway; g. payment of costs for required alterations to public utility mains, services or installations; h. construction of and required alterations to public utility mains, services or installations; i. drainage works; j. installation of electrical conduits.	<i>Development complies with AO6.</i> Any road or verge disturbed by the works, including installation of new utility connections, will be reinstated in accordance with the relevant Council standards.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO7 Development provides both cycle and walking routes which: a. are located, designed and constructed to their network classification (where applicable); b. provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; c. provide safe and comfortable access to properties for pedestrians and cyclists; d. incorporate water sensitive urban design into stormwater drainage; e. provide for utilities; f. provide for a high level of aesthetics and amenity, improved liveability and future growth; g. are a low-maintenance asset with a minimal whole-of-life cost; h. minimise the clearing of significant native vegetation. <i>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.</i>	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.	<i>Not applicable</i> The development does not propose any new cycle or walking routes.
PO8 Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	AO8.1 Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.	<i>Development complies with AO8.1.</i> Each proposed lot will be capable of accommodating standard refuse and recycling bins. Both frontages and verges provide sufficient space for the kerbside presentation and collection of two wheelie bins in front of each lot in accordance with the Refuse Planning Scheme Policy. Refer Annexure A.
PO8 Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	AO8.2 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. <i>Note—Refer to the Refuse planning scheme policy for further</i>	<i>Development complies with AO8.2.</i> Bins can be stored within each future residential lot and presented at the kerb only on collection days. The proposed arrangement will not generate unreasonable odour, noise, visual or access impacts upon adjoining

Performance outcome	Acceptable outcome	Urbanza assessment / comments
	<i>guidance.</i>	properties or the public realm.
PO9 Development ensures that: a. land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; b. the water supply meets the stated standard of service for the intended use and fire-fighting purposes.	AO9.1 Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.	<i>Development complies with AO9.1.</i> Reticulated water and sewerage infrastructure is available from the site frontage. Separate water and sewer connections will be provided to each proposed lot before plan sealing and prior to occupation or commencement of any future residential use.
PO9 Development ensures that: a. land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; b. the water supply meets the stated standard of service for the intended use and fire-fighting purposes.	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor—retailer.	<i>Development complies with AO9.2.</i> Each proposed lot will be independently connected to reticulated water and sewerage infrastructure in accordance with the requirements of the relevant distributor-retailer. Connections will be arranged so they do not improperly cross proposed lot boundaries.
PO10 Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life costs, and minimal adverse environmental impacts.	AO10.1 Development provides public utilities and street lighting which are located and aligned to: a. avoid significant native vegetation and areas identified within the Biodiversity areas overlay map; b. minimise earthworks; c. avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. <i>Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.</i>	<i>Development complies with AO10.1.</i> Required utility connections can be provided from the existing serviced frontage without affecting waterways, wetlands, significant native vegetation or mapped biodiversity values. The generally level site allows the works to be undertaken with minimal earthworks and disturbance.
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,	AO10.2 Development provides compatible public utility services and street- lighting services which are co-located in common trenching for underground services.	<i>Development complies with AO10.2.</i> Compatible underground utility services will be coordinated and co-located within common trenching where practicable, reducing excavation, disturbance and

Performance outcome	Acceptable outcome	Urbanza assessment / comments
and minimal adverse environmental impacts.		future maintenance requirements.
PO10 Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life costs, and minimal adverse environmental impacts.	AO10.3 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.	<i>Development complies with AO10.3.</i> Any new or altered public utility infrastructure will be designed and constructed in accordance with the requirements of the relevant service provider and the public utility standards of the Infrastructure Design Planning Scheme Policy. No new street lighting is required as part of the subdivision.
PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	AO11 Development provides land with the following services to the standards of the approved supplier: a. electricity; b. telecommunications services; c. gas service where practicable.	<i>Development complies with AO11.</i> Each proposed lot will be provided with independent electricity and telecommunications connections to the standards of the relevant approved suppliers. Gas services may be provided where available and practicable.
PO12 Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	AO12 Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: a. the additional expense is unlikely to be prohibitive; or b. further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or c. there is a clear gap in the telecommunications network; or d. there is a clear gap in the bandwidth available to the area. <i>Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.</i>	<i>Not applicable</i> The proposal is a small-scale, one-into-two residential subdivision and does not constitute a major Council or government works project. Accordingly, the requirement to provide conduits for future fibre-optic cabling is not applicable.
PO13 Development provides public art identified in a neighbourhood	AO13 Development provides public art identified in a neighbourhood	<i>Not applicable</i> No public art is identified as being required by an

Performance outcome	Acceptable outcome	Urbanza assessment / comments
plan or park concept plan which: a. is provided commensurate with the status and scale of the proposed development; b. is sited and designed: i. as an integrated part of the project design; ii. as conceptually relevant to the context of the location; iii. to reflect and respond to the cultural values of the community; iv. to promote local character in a planned and informed manner.	plan or park concept plan which is sited and designed in compliance with the public art standards in the Infrastructure design planning scheme policy.	applicable neighbourhood plan or park concept plan, and the proposal does not include any public park or civic space.
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	AO14 Development provides public signage: a. at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments; b. which details the location of the key destinations, public spaces and pedestrian linkages in the vicinity, the services available within the development and where they are located. <i>Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).</i>	<i>Not applicable</i> The development does not include a public transport interchange, centre development, key public destination or public pedestrian linkage requiring public wayfinding signage.
PO15 Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.	AO15 Development that provides community facilities which form part of the development is designed in compliance with the community facilities standards in the Infrastructure design planning scheme policy.	<i>Not applicable</i> No community facilities are proposed as part of the development.
PO16 Development provides public toilets which: a. are required as part of a community facility or park; b. are located, designed and constructed to be: i. safe; ii. durable; iii. resistant to vandalism; iv. able to service expected demand; v. fit for purpose.	AO16 Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.	<i>Not applicable</i> The development does not include a community facility, public park or public toilet.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO17 Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for: a. safe movement of intended users; b. an attractive appearance appropriate to the general surroundings and any adjacent structures; c. functionality and easy maintenance; d. minimal whole-of-life cost; e. longevity; f. current and future services. <i>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.</i>	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.	<i>Not applicable</i> No bridges, tunnels, elevated structures or water-access structures are proposed.
PO18 Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for: a. safety; b. an attractive appearance appropriate to the general surroundings; c. functionality and easy maintenance; d. minimal whole-of-life cost; e. longevity; f. future widening; g. current and future services; h. minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns. <i>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.</i>	AO18 Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	<i>Not applicable</i> The development does not involve the construction of any culverts.
PO19 Development provides batters, retaining walls, and seawalls	AO19 Development that provides batters, retaining walls, seawalls	<i>Not applicable</i> The site is generally level and no substantial batters,

Performance outcome	Acceptable outcome	Urbanza assessment / comments
and river walls which are designed and constructed using proven methods, materials and technology to provide for: a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; d. minimal whole-of-life cost; e. longevity; f. minimal water seepage. <i>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.</i>	and river walls is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	retaining walls, seawalls or river walls are proposed. Any minor retaining structure subsequently required will be designed and certified in accordance with the applicable standards.
If for development with a gross floor area greater than 1,000m²		
<i>Not applicable</i>		
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		
<i>Not applicable</i>		
Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where not in the Utility services zone precinct of the Special purpose zone		
<i>Not applicable</i>		

Landscape work code

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO1 Development ensures that trees are protected from development impacts.	AO1.1 Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. No protected trees are present on site. Both street trees will be retained.
PO1 Development ensures that trees are protected from development impacts.	AO1.2 Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: a. vegetation damaged as a result of the development; b. vegetation requiring pruning of branches and/or roots.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. No protected trees are present on site. Both street trees will be retained.
PO2 Development provides acoustic barriers and long fences along street frontages which: a. are enhanced by appropriate planting; b. are of high visual quality; c. are designed for longevity; d. provide maintenance access and promote pedestrian permeability in appropriate circumstances.	AO2.1 Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site: a. is designed in compliance with the standards in the Infrastructure design planning scheme policy; b. incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; c. incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site; d. incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. The development does not include required acoustic barriers. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO2 Development provides acoustic barriers and long fences along	AO2.2 Development ensures that a planting buffer required by a use	<i>Not applicable.</i>

Performance outcome	Acceptable outcome	Urbanza assessment / comments
street frontages which: a. are enhanced by appropriate planting; b. are of high visual quality; c. are designed for longevity; d. provide maintenance access and promote pedestrian permeability in appropriate circumstances.	code for an acoustic barrier or fence incorporates: a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting.	The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. The development does not include required landscape buffers. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO3 Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	AO3 Development ensures that a landscape buffer required by a use code incorporates: a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. The development does not include required landscape buffers. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO4 Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.	AO4.1 Development provides growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy. <i>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.</i>	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO4 Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO4 Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.	AO4.3 Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. The development does not include required landscape buffers, acoustic barriers, communal landscaping, car parking landscaping, retaining walls, podium planting, artificial growing environments, irrigation systems or rooftop gardens. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO5 Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	AO5.1 Development incorporates a plant selection along a pathway which ensures: a. a clear trunk height of minimum 1.8m at maturity; b. a shrub height of maximum 1m at maturity. Refer to the Crime prevention through environmental design planning scheme policy.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work.
PO5 Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	AO5.2 Landscaping and mounding do not interfere with visibility along a pathway. Refer to the Crime prevention through environmental design planning scheme policy.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO6 Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	AO6 Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area. <i>Note—Cues could include changes in levels, surface or landscape treatment or fencing.</i>	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. Landscaping associated with future dwelling houses will be

Performance outcome	Acceptable outcome	Urbanza assessment / comments
		considered as part of the subsequent dwelling design and approval process.
PO7 Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including: a. screening and buffering; b. street presentation; c. shading; d. amenity.	AO7 Development provides species in accordance with the Planting species planning scheme policy.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO8 Development provides planting densities and stock sizes which are optimised to: a. reduce maintenance and erosion; b. achieve amenity and ecological outcomes; c. provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO8.1 Development provides planting densities and stock sizes when planting in natural ground which achieves: a. full coverage of the mulched planting areas within 2 years; b. 95% coverage of the extent of the elevation within 2 years where for green facades.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO8 Development provides planting densities and stock sizes which are optimised to: a. reduce maintenance and erosion; b. achieve amenity and ecological outcomes; c. provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development. <i>Note—The Landscape design planning scheme policy provides</i>	AO8.2 Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any artificial growing environments.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
<i>guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>		
PO9 Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	AO9.1 Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots- no carparks are proposed as part of this development.
PO9 Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots- no carparks are proposed as part of this development.
PO10 Development for a shade structure does not compromise landscape outcomes.	AO10 Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots- no carparks are proposed as part of this development.
PO11 Development involving the construction of retaining walls provides for: a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; d. longevity; e. minimal water seepage impacts.	AO11 Development of a retaining wall: a. is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland; b. incorporates planting areas.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. The development does not include require retaining walls. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO12 Development provides for: a. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; b. drainage and stormwater management measures to reduce any adverse impacts on the landscape; c. stormwater harvesting to be maximised and any adverse	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. The development does not include artificial growing environments. Landscaping associated with future dwelling houses will be considered as part of the subsequent

Performance outcome	Acceptable outcome	Urbanza assessment / comments
impacts of stormwater minimised; d. reticulated irrigation to all artificial growing environments. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>		dwelling design and approval process.
PO12 Development provides for: a. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; b. drainage and stormwater management measures to reduce any adverse impacts on the landscape; c. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; d. reticulated irrigation to all artificial growing environments. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	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.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO12 Development provides for: a. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; b. drainage and stormwater management measures to reduce any adverse impacts on the landscape; c. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; d. reticulated irrigation to all artificial growing environments. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained. <i>Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.</i>	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work.
PO12 Development provides for: a. water sensitive urban design measures which are employed	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two

Performance outcome	Acceptable outcome	Urbanza assessment / comments
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. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	planning scheme policy.	lots and does not propose any landscape work.
PO13 Development provides landscaping and supporting growing environments which: a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO13.1 Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO13 Development provides landscaping and supporting growing environments which: a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO13.2 Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO13 Development provides landscaping and supporting growing environments which: a. are safe; b. ensure efficient and effective maintenance;	AO13.3 Development provides one hose cock within each private landscape and recreation area.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. Landscaping associated with future dwelling houses will be

Performance outcome	Acceptable outcome	Urbanza assessment / comments
c. ensures success and long-term performance. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>		considered as part of the subsequent dwelling design and approval process.
PO13 Development provides landscaping and supporting growing environments which: a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	<i>Not applicable.</i> No overland flow path exists on site.
PO13 Development provides landscaping and supporting growing environments which: a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO13.5 Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. The development does not include artificial growing environments. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO13 Development provides landscaping and supporting growing environments which: a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO13.6 Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. The development does not include artificial growing environments. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO13 Development provides landscaping and supporting growing environments which: a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO13.7 Development ensures that artificial growing environments are designed to allow for flush out.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. The development does not include artificial growing environments. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO13 Development provides landscaping and supporting growing environments which: a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. The development does not propose irrigation systems. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
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.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO15 Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function. <i>Note—Guidance is provided in the Landscape design planning scheme policy.</i>	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.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. The development does not include artificial growing environments. Landscaping associated with future dwelling houses will be considered as part of the subsequent

Performance outcome	Acceptable outcome	Urbanza assessment / comments
		dwelling design and approval process.
PO15 Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function. <i>Note—Guidance is provided in the Landscape design planning scheme policy.</i>	AO15.2 Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	<i>Not applicable.</i> The application is limited to reconfiguring one lot into two lots and does not propose any landscape work. The development does not include artificial growing environments. Landscaping associated with future dwelling houses will be considered as part of the subsequent dwelling design and approval process.
PO16 Development incorporating a rooftop garden provides landscaping that: a. is integrated into the rooftop garden design; b. ensures that landscaped open spaces dominate the built form elements; c. contributes to shade of communal open space; d. enhances the visual amenity and function of different rooftop garden spaces; e. contributes to greening the building appearance when viewed from external public vantage points. <i>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</i>	AO16.1 Development incorporating a rooftop garden provides landscaping that includes: a. planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building; b. a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy; c. suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum²5% shade cover of rooftop communal open space within 5 years.	<i>Not applicable.</i> No rooftop gardens are proposed as part of this development.
PO16 Development incorporating a rooftop garden provides landscaping that: a. is integrated into the rooftop garden design; b. ensures that landscaped open spaces dominate the built form elements; c. contributes to shade of communal open space; d. enhances the visual amenity and function of different rooftop garden spaces; e. contributes to greening the building appearance when	AO16.2 Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are: a. a minimum 75% open to the sky; b. provided in addition to any artificial soft landscape features.	<i>Not applicable.</i> No rooftop gardens are proposed as part of this development.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
viewed from external public vantage points. <i>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</i>		

Stormwater code

Performance outcome	Acceptable outcome	Urbanza assessment / comments
Section A—If for a material change of use, reconfiguring a lot, operational work or building work Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.		
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: a. minimise flooding; b. protect environmental values of receiving waters; c. maximise the use of water sensitive urban design; d. minimise safety risk to all persons; e. maximise the use of natural waterway corridors and natural channel design principles. <i>Editor's note—The stormwater management system to be developed to address</i> PO1 is not intended to require management of stormwater quality.	AO1 Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	<i>Development complies with AO1.</i> The proposed subdivision will discharge stormwater by gravity to the existing kerb and channel in Abelia Street, taking advantage of the site's favourable fall toward the frontage. No earthworks are proposed, and the drainage arrangement will comply with the Infrastructure Design Planning Scheme Policy.
PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.	AO2.1 Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	<i>Development complies with AO2.1.</i> The subdivision itself does not introduce additional impervious surfaces or alter the existing ground levels. Accordingly, it will not increase flood levels or flood hazards on adjoining, upstream or downstream premises.
PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	<i>Development complies with AO2.2.</i> Stormwater from each proposed lot will be conveyed toward the Abelia Street frontage and discharged to the existing kerb and channel in accordance with the Infrastructure Design Planning Scheme Policy. The proposal will not alter existing drainage characteristics or direct runoff onto adjoining properties.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	AO3.1 Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.	<i>Development complies with AO3.1.</i> Stormwater will be discharged directly to the existing kerb and channel located within the Abelia Street reserve. The development will not rely upon drainage through adjoining private properties.
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	<i>Development complies with AO3.2.</i> The proposed stormwater drainage arrangement will be designed and constructed in accordance with the applicable standards of the Infrastructure Design Planning Scheme Policy.
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	<i>Development complies with AO3.3.</i> The existing kerb and channel within Abelia Street provide a lawful point of discharge. The favourable slope of the land allows stormwater from each proposed lot to drain toward the road frontage by gravity.
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	<i>Development complies with AO3.4.</i> A 0.9 m wide Easement A is proposed over the upstream drainage connection 225 mm underground pipe. The easement will secure the relevant drainage and maintenance rights and be registered before plan sealing.
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.	<i>Development complies with AO4.1.</i> The proposed subdivision does not create additional impervious surfaces. Each lot can be provided with an appropriately designed stormwater connection capable of safely conveying runoff to the existing Abelia Street kerb and channel.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
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.	AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	<i>Development complies with AO4.2.</i> The proposed lots provide sufficient area for future stormwater drainage infrastructure. The site's favourable fall toward Abelia Street enables runoff to be safely conveyed without requiring substantial drainage works or earthworks.
PO5 Development designs stormwater channels, creek modification works, bridges, culverts and major drains to protect and enhance the value of the waterway corridor or drainage path for fauna movement.	AO5 Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	<i>Not applicable</i> The development does not propose any stormwater channels, creek modification works, bridges, culverts or major drains.
PO6 Development ensures that location and design of stormwater detention and water quality treatment: a. minimises risk to people and property; b. provides for safe access and maintenance; c. minimises ecological impacts to creeks and waterways.	AO6.1 Development locates stormwater detention and water quality treatment: a. outside of a waterway corridor; b. offline to any catchment not contained within the development.	<i>Not applicable</i> The proposed subdivision does not require stormwater detention or water-quality treatment devices. Stormwater can be discharged directly to the existing kerb and channel in Abelia Street.
PO6 Development ensures that location and design of stormwater detention and water quality treatment: a. minimises risk to people and property; b. provides for safe access and maintenance; c. minimises ecological impacts to creeks and waterways.	AO6.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	<i>Not applicable</i> No stormwater detention or water-quality treatment devices are proposed or required for the one-into-two-lot subdivision.
PO7 Development is designed, including any car parking areas and channel works to: a. reduce property damage; b. provide safe access to the site during the defined flood event.	AO7.1 Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E and Table 9.4.9.3.F. <i>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</i>	<i>Not applicable</i> The application is limited to reconfiguring one lot into two lots and does not include building work, car parking areas or channel works. No alteration to existing ground levels or flood immunity is required.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
	<i>(as part of a site-based stormwater management plan).</i>	
PO7 Development is designed, including any car parking areas and channel works to: a. reduce property damage; b. provide safe access to the site during the defined flood event.	A07.2 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.	<i>Development complies with A07.2.</i> The development does not propose a new road network or alter existing pedestrian and vehicle access conditions. Stormwater will be directed to the Abelia Street kerb and channel without compromising safe access to either proposed lot.
PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	A08.1 Development ensures natural waterway corridors and drainage paths are retained.	<i>Not applicable</i> The site does not contain a natural waterway corridor or drainage path that will be modified by the development.
PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	A08.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour. <i>Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.</i>	<i>Not applicable</i> No drainage channels, floodways or creek modification works are proposed.
PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	A08.3 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.	<i>Not applicable</i> The development does not propose a stormwater outlet to a waterway, creek, wetland or overland flow path. Stormwater will discharge to the existing kerb and channel in Abelia Street.
PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage	A08.4 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	<i>Not applicable</i> No new or modified stormwater channels, creeks or major drains are proposed.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
path.	design planning scheme policy.	
PO9 Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.	AO9 No acceptable outcome is prescribed.	<i>Development complies with PO9.</i> The subdivision itself does not introduce new impervious areas. Each proposed lot provides sufficient area to accommodate a future dwelling, landscaping and appropriate stormwater measures. Any rainwater capture or reuse requirements associated with future dwellings will be addressed at the building design stage.
PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. <i>Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.</i>	AO10 No acceptable outcome is prescribed.	<i>Development complies with PO10.</i> Each proposed lot provides sufficient area to accommodate an effective stormwater drainage system. The favourable fall toward Abelia Street allows for a straightforward gravity-fed connection to the existing kerb and channel.
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: a. existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; b. safe management of stormwater discharge from existing and future up-slope development; c. implication for adjacent and down-slope development.	AO11.1 Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.	<i>Development complies with AO11.1.</i> A 225 mm underground pipe, capped at the upstream boundary for future connection, is proposed within northern boundary Easement A.
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: a. existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades;	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	<i>Development complies with AO11.2.</i> The development does not materially increase stormwater runoff as no additional impervious surfaces are proposed as part of the subdivision. No undersized stormwater infrastructure requiring upgrading has been identified.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
b. safe management of stormwater discharge from existing and future up-slope development; c. implication for adjacent and down-slope development.		
PO12 Development provides stormwater infrastructure which: a. remains fit for purpose for the life of the development and maintains full functionality in the design flood event; b. can be safely accessed and maintained cost effectively; c. ensures no structural damage to existing stormwater infrastructure.	AO12.1 The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy.	<i>Development complies with AO12.1.</i> The proposed stormwater system will use conventional gravity drainage to the existing Abelia Street kerb and channel and will be designed in accordance with the Infrastructure Design Planning Scheme Policy.
PO12 Development provides stormwater infrastructure which: a. remains fit for purpose for the life of the development and maintains full functionality in the design flood event; b. can be safely accessed and maintained cost effectively; c. ensures no structural damage to existing stormwater infrastructure.	AO12.2 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.	<i>Not applicable</i> No existing or proposed stormwater manhole is located within an area affected by the subdivision works.
PO13 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: a. the environmental values and water quality objectives of waters; b. waterway hydrology; c. the maintenance and serviceability of stormwater infrastructure. <i>Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.</i>	AO13 No acceptable outcome is prescribed.	<i>Development complies with PO13.</i> No bulk earthworks are proposed. Any minor disturbance associated with service installation or crossover construction will be managed through standard erosion and sediment-control measures to prevent sediment from entering the Abelia Street drainage system.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO14 Development ensures that: a. unnecessary disturbance to soil, waterways or drainage channels is avoided; b. all soil surfaces remain effectively stabilised against erosion in the short and long term.	AO14 No acceptable outcome is prescribed.	<i>Development complies with PO14.</i> The proposal avoids unnecessary disturbance to soil, waterways and drainage channels. No earthworks are proposed, and any temporarily disturbed surfaces associated with minor infrastructure works will be stabilised promptly following completion.
PO15 Development does not increase: a. the concentration of total suspended solids or other contaminants in stormwater flows during site construction; b. run-off which causes erosion either on site or off site.	AO15 No acceptable outcome is prescribed.	<i>Development complies with PO15.</i> As no earthworks or substantial construction activities are proposed, the risk of sediment-laden runoff is minimal. Appropriate erosion, sediment and dust controls will nevertheless be implemented during any minor service or crossover works.
Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following: a. a material change of use for an urban purpose which involves greater than 2,500m² of land that: i. will result in an impervious area greater than 25% of the net developable area; or ii. will result in 6 or more dwellings. b. reconfiguring a lot for an urban purpose that involves greater than 2,500m² 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.		
<i>Not applicable.</i>		
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot		
PO18 Development protects stormwater infrastructure to ensure the following are not compromised: a. the long term infrastructure for the stormwater network in the Long term infrastructure plans; b. the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the stormwater network which:	AO18 Development protects stormwater infrastructure in compliance with the following: a. for long term infrastructure for the stormwater network, the Long term infrastructure plans; b. for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan; c. the standards for stormwater drainage in the Infrastructure design planning scheme policy.	<i>Development complies with AO18.</i> The proposed subdivision will not obstruct, damage or compromise existing or planned stormwater infrastructure. The proposed lot boundaries and future development areas can be accommodated without building over or restricting access to public stormwater infrastructure.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
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. <i>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.</i>		
PO19 Development provides for the payment of extra trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development. <i>Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</i> <i>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</i>	AO19 No acceptable outcome is prescribed.	<i>Development complies with PO19.</i> The development is located within an established urban area and can be serviced by the existing stormwater network. The proposal does not require the early provision or upgrading of trunk stormwater infrastructure, and no additional trunk infrastructure costs are anticipated beyond any charges determined under Council's applicable Charges Resolution.

Transport, access, parking and servicing code

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO1 Development is designed: a. to include a technically competent and accurate response to the transport and traffic elements of the development; b. in accordance with the standards in the Transport, access, parking and servicing planning scheme policy; c. to ensure the efficient operation and safety of the development and its surrounds. <i>Note—The acceptable outcome and performance outcome can be demonstrated through a development application that: is accompanied by sufficient information, including computer modelling input and output data, to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; ensures that any computer modelling input and output data are accurate, reasonable and carried out in accordance with sound traffic engineering practices.</i>	AO1 Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	<i>Development complies with AO1.</i> Lot 26 will retain the existing Barberry Street crossover shared with 25 Barberry Street. Lot 27 is proposed to have a 2.5 m wide residential crossover from Abelia Street, constructed in accordance with BSD-2022. Given the creation of only one additional residential lot, access from Neighbourhood Roads and the crossover separation shown on the proposal plan- the development complies.
PO2 Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the transport network consistent with the planning by the Queensland Government and Council.	AO2 No acceptable outcome is prescribed.	<i>Not applicable</i> The proposed one-into-two-lot residential subdivision is not a major development and does not require on-site integration with the public transport network.
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	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.	<i>Development complies with AO3.</i> Lot 26 will retain the existing Barberry Street crossover shared with 25 Barberry Street. Lot 27 is proposed to have

Performance outcome	Acceptable outcome	Urbanza assessment / comments
network.		a 2.5 m wide residential crossover from Abelia Street, constructed in accordance with BSD-2022. Given the creation of only one additional residential lot, access from Neighbourhood Roads and the crossover separation shown on the proposal plan- the development complies.
PO3 Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.	AO3.2 Development provides an easement for a vehicular access benefiting all adjoining landowners and the Council if the vehicular access services more than an individual development or premises.	<i>Development complies with AO3.2.</i> A prelodgement meeting was conducted as part of this development where council confirmed due to the enough space available an easement will not be necessary for the crossover servicing 25 Barberry Street and proposed lot 26.
PO4 Development provides walking and cycle routes through the site which: a. link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; b. encourage walking and cycling; c. ensure pedestrian and cyclist safety; d. provide a direct and legible network. <i>Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.</i>	AO4.1 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: a. create a walking or cycle route along the full frontage of the site; b. connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	<i>Not applicable</i> The proposal does not involve a major development or create a need for a new walking or cycling route through the site. Both proposed lots have direct frontage to Abelia Street and Barberry Street will connect to the existing pedestrian and cycling network along the road frontage.
PO4 Development provides walking and cycle routes through the site which: a. link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; b. encourage walking and cycling;	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.	<i>Not applicable</i> No new public walking or cycling route are required.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
c. ensure pedestrian and cyclist safety; d. provide a direct and legible network. <i>Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.</i>		
PO4 Development provides walking and cycle routes through the site which: a. link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; b. encourage walking and cycling; c. ensure pedestrian and cyclist safety; d. provide a direct and legible network. <i>Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.</i>	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.	<i>Not applicable</i> No additional walking and cycling routes are proposed as part of this development.
PO5 Development provides secure and convenient bicycle parking which: a. for visitors is obvious and located close to the building's main entrance; b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; c. is easily and safely accessible from outside the site; d. does not impact adversely on visual amenity; e. does not impede the movement of pedestrians or other vehicles; f. is designed to comply with a recognised standard for the construction of bicycle facilities. <i>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</i>	AO5.1 Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<i>Not applicable</i> The application is limited to reconfiguring one lot into two lots and does not propose a land use requiring dedicated bicycle parking. Bicycle parking for future dwelling houses will be considered as part of their subsequent design.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
<i>differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.</i>		
PO5 Development provides secure and convenient bicycle parking which: a. for visitors is obvious and located close to the building's main entrance; b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; c. is easily and safely accessible from outside the site; d. does not impact adversely on visual amenity; e. does not impede the movement of pedestrians or other vehicles; f. is designed to comply with a recognised standard for the construction of bicycle facilities. <i>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.</i>	AO5.2 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the Transport, access, parking and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities.	<i>Not applicable</i> The application is limited to reconfiguring one lot into two lots for residential purposes and does not propose a land use requiring dedicated bicycle parking. Bicycle parking for future dwelling houses will be considered as part of their subsequent design.
PO5 Development provides secure and convenient bicycle parking which: a. for visitors is obvious and located close to the building's main entrance; b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; c. is easily and safely accessible from outside the site; d. does not impact adversely on visual amenity; e. does not impede the movement of pedestrians or other vehicles; f. is designed to comply with a recognised standard for the construction of bicycle facilities.	AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	<i>Not applicable</i> The application is limited to reconfiguring one lot into two lots and does not propose a land use requiring dedicated bicycle parking. Bicycle parking for future dwelling houses will be considered as part of their subsequent design.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
<i>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.</i>		
PO5 Development provides secure and convenient bicycle parking which: a. for visitors is obvious and located close to the building's main entrance; b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; c. is easily and safely accessible from outside the site; d. does not impact adversely on visual amenity; e. does not impede the movement of pedestrians or other vehicles; f. is designed to comply with a recognised standard for the construction of bicycle facilities. <i>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.</i>	AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement.	<i>Not applicable</i> The application is limited to reconfiguring one lot into two lots and does not propose a land use requiring dedicated bicycle parking. Bicycle parking for future dwelling houses will be considered as part of their subsequent design.
PO5 Development provides secure and convenient bicycle parking which: a. for visitors is obvious and located close to the building's main entrance; b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; c. is easily and safely accessible from outside the site; d. does not impact adversely on visual amenity; e. does not impede the movement of pedestrians or other	AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<i>Not applicable</i> The application is limited to reconfiguring one lot into two lots and does not propose a land use requiring dedicated bicycle parking. Bicycle parking for future dwelling houses will be considered as part of their subsequent design.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
vehicles; f. is designed to comply with a recognised standard for the construction of bicycle facilities. <i>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.</i>		
PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users. <i>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.</i>	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.	<i>Not applicable</i> The development does not include a non-residential use or building requiring shower cubicles, lockers or other end-of-trip facilities.
PO7 Development provides pedestrian and cyclist access to the site which is designed to provide safe movement and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles.	AO7 Development provides pedestrian and cycle access that is designed and constructed in compliance with the site access design guidelines, pedestrian facilities standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy.	<i>Development complies with AO7.</i> Each proposed lot will have direct pedestrian access to the Abelia Street and Barberry Street frontages.
PO8 Development provides pedestrian and cyclist access to and from the site which is located to take advantage of safe crossing points of the adjacent road system, key destinations and public transport facilities.	AO8 No acceptable outcome is prescribed.	<i>Development complies with AO8.</i> Both proposed lots have direct frontage to Abelia Street and Barberry Street and convenient access to the existing pedestrian network, nearby public transport services, shops, parks and community facilities. The proposed access arrangement will not prevent safe pedestrian or cyclist access to or from either lot.
PO9 Development provides access driveways in the road area that are located, designed and controlled to:	AO9.1 No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking	<i>Performance outcome satisfied.</i> Lot 26 will retain the existing Barberry Street crossover shared with 25 Barberry Street. Lot 27 is proposed to have

Performance outcome	Acceptable outcome	Urbanza assessment / comments
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.	and servicing planning scheme policy).	a 2.5 m wide residential crossover from Abelia Street, constructed in accordance with BSD-2022. Given the creation of only one additional residential lot, access from Neighbourhood Roads and the crossover separation shown on the proposal plan- the development complies.
PO9 Development provides access driveways in the road area that are located, designed and controlled to: a. minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; b. ensure the amenity of adjacent premises, from impacts such as noise and light.	AO9.2 Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the lowest order road to which the site has frontage.	<i>Performance outcome satisfied.</i> Each proposed lot will have one vehicle access point. Lot 26 retains access from Barberry Street, while Lot 27 gains access from Abelia Street. Both roads have the same Neighbourhood Road classification. This arrangement preserves the adjoining property's existing access and provides practical access to each lot without unnecessary crossover reconstruction.
PO9 Development provides access driveways in the road area that are located, designed and controlled to: a. minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; b. ensure the amenity of adjacent premises, from impacts such as noise and light.	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.	<i>Development complies with AO9.3.</i> Both crossovers are located more than 10 m from the intersection, as shown on the proposal plan. Access points and driveway approaches will maintain the sightlines required by the Transport, access, parking and servicing planning scheme policy, with fencing and landscaping kept clear of necessary sight splays.
PO9 Development provides access driveways in the road area that are located, designed and controlled to: a. minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; b. ensure the amenity of adjacent premises, from impacts such as noise and light.	AO9.4 Development provides access driveways in the road area which: a. are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; b. are not provided through a bus stop, taxi rank or pedestrian crossing or refuge.	<i>Development complies with AO9.4.</i> The proposed Lot 27 crossover will be constructed in accordance with BSD-2022, while Lot 26 retains the existing crossover. Access arrangements will maintain pedestrian movement and remain clear of bus stops, taxi ranks, pedestrian crossings and refuges.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
PO9 Development provides access driveways in the road area that are located, designed and controlled to: - minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; - ensure the amenity of adjacent premises, from impacts such as noise and light.	AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	<i>Development complies with AO9.5.</i> The existing shared crossover serving Lot 26 and 25 Barberry Street is retained, avoiding another access point on Barberry Street. Lot 27 will have separate access from Abelia Street. Neither frontage is a major road requiring consolidation of the two proposed lots' access onto a single crossover.
PO10 Redevelopment provides for: - 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; - the reinstatement of adjacent footpaths.	AO10 No acceptable outcome is prescribed.	<i>Performance outcome satisfied.</i> The existing Barberry Street crossover will remain operational for Lot 26 and the adjoining property. Redundant internal driveway areas will be removed with the existing dwelling. Any road, kerb or footpath disturbed by the works will be reinstated in accordance with Council standards.
PO11 Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.	AO11.1 Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<i>Development complies with AO11.1.</i>
PO11 Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.	AO11.2 Development ensures that convex mirrors are only used in a site: - as a secondary support at access driveways; - in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.	<i>Development complies with AO11.2.</i> Convex mirrors are not proposed or required. The access arrangement will rely upon compliant sight splays and unobstructed sightlines at the crossovers.
PO12 Development in the City core and City frame as identified in Figure a provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	AO12 Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<i>Not applicable</i> The site is not located within the City core or City frame. In addition, the application does not propose buildings or land uses requiring the assessment of maximum car-parking

Performance outcome	Acceptable outcome	Urbanza assessment / comments
	<i>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.</i>	rates.
PO13 Development outside of the City core and City frame as identified in Figure a provides on-site car parking spaces to accommodate the design peak parking demand without any overflow of car parking to an adjacent premises or adjacent street.	AO13 Development outside of the City core and City frame as identified in Figure a: a. provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or b. for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy. <i>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.</i>	<i>Not applicable</i> The application does not include the design of future dwelling houses or their associated parking areas. Each proposed lot has sufficient dimensions to accommodate compliant on-site parking for a future dwelling house, which will be addressed during the subsequent dwelling design and approval process.
PO14 Development ensures that the number of car parking spaces and design of the car parking area: a. meet the combined design peak parking demand for residential, visitor and business parking; b. allow for the temporal sharing of car-parking spaces for uses with different peak parking demands. <i>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.</i>	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.	<i>Not applicable</i> No mixed-use development or combination of land uses with different peak parking demands is proposed.
PO14 Development ensures that the number of car parking spaces and design of the car parking area:	AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in	<i>Not applicable</i> The development does not include any non-residential or

Performance outcome	Acceptable outcome	Urbanza assessment / comments
a. meet the combined design peak parking demand for residential, visitor and business parking; b. allow for the temporal sharing of car-parking spaces for uses with different peak parking demands. <i>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.</i>	the development.	mixed-use component requiring shared business parking.
PO15 Development provides a car park layout which allows for on-site vehicle parking that: a. is clearly defined, safe and easily accessible; b. is designed to contain potential adverse impacts within the site; c. does not detract from the aesthetics or amenity of an area; d. discourages on-street parking if parking has an adverse traffic management safety or amenity impact; e. is consistent with safe and convenient pedestrian and cyclist movement.	AO15 Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.	<i>Not applicable</i> No parking bays, queuing areas or formal on-site parking layout are proposed as part of this application. Each lot can accommodate compliant parking and manoeuvring areas for a future use.
PO16 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	AO16 Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; 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;	<i>Not applicable</i> The application does not propose buildings, communal areas, public toilets, communal car parking or landscaping requiring detailed crime-prevention assessment. The access arrangement maintains clear sightlines and does not create concealed or isolated public areas.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
	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. <i>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.</i>	
PO17 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	AO17 Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by: a. denying access to potential canvases through access control techniques; b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. <i>Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.</i>	<i>Not applicable</i> The proposal does not include buildings, walls or structures that would create potential graffiti canvases. Graffiti and vandalism-prevention measures will be considered as part of any future dwelling design where relevant.
PO18 Development is serviced by an adequate number and size of service vehicles.	AO18 Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	<i>Not applicable</i> The proposal is for two residential lots and does not involve a use requiring regular on-site access by service vehicles. Refuse collection can occur from the Abelia Street and Barberry Street kerbside without service vehicles entering the site.
PO19 Development layout provides for services which: a. are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected; b. are clearly defined, safe and easily accessible;	AO19.1 Development ensures that a service bay provided on site: a. is provided and designed to comply with the design vehicle table and service area design standards in the Transport, access, parking and servicing planning scheme policy; b. is located away from street frontages and screened from	<i>Not applicable</i> No on-site service bay is required or proposed for the residential subdivision.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
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.	adjoining premises.	
PO19 Development layout provides for services which: a. are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected; b. are clearly defined, safe and easily accessible; c. are designed to contain potential adverse impacts of servicing within the site; d. do not detract from the aesthetics or amenity of the surrounding area.	AO19.2 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.	<i>Not applicable</i> The development does not propose on-site servicing facilities or service-vehicle manoeuvring areas.
PO19 Development layout provides for services which: a. are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected; b. are clearly defined, safe and easily accessible; c. are designed to contain potential adverse impacts of servicing within the site; d. do not detract from the aesthetics or amenity of the surrounding area.	AO19.3 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.	<i>Development complies with AO 19.3.</i> Each proposed lot has sufficient frontage for kerbside refuse collection. The verge can accommodate the presentation of two wheelie bins in front of each lot without obstructing the shared crossover, pedestrian movement or adjoining properties.
PO20 Development provides service vehicle access routes to and from the site which minimise the impact on: a. amenity and safety in residential areas; b. streets not constructed to a standard that accommodate increased heavy vehicle movements.	AO20 Development ensures that service vehicles use the shortest and most direct route to the major road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.	<i>Not applicable</i> The proposed residential lots will not generate heavy service-vehicle movements. Refuse collection and other standard residential services will occur directly from Abelia Street and Barberry Street.

If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over- dimensioned vehicle or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development)

Performance outcome	Acceptable outcome	Urbanza assessment / comments
<i>Not applicable</i>		

Overlay codes

- Road hierarchy overlay
- Streetscape hierarchy overlay

Road hierarchy overlay code

Performance outcome	Acceptable outcome	Urbanza assessment / comments
<i>Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use</i>		
<i>Not applicable</i>		
<i>Section B—If for assessable development for a material change of use</i>		
<i>Not applicable</i>		
<i>Section C—If for assessable development for a material change of use or reconfiguring of a lot</i>		
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	AO3 No acceptable outcome is prescribed.	<i>Performance outcome satisfied.</i> The proposed subdivision does not involve the extension, expansion or widening of Abelia Street or Barberry Street and will not prejudice Council's ability to undertake any future road-network works. No permanent buildings or structures are proposed as part of this application, and the proposed lots will not obstruct any future widening or improvement of both street corridors.
PO3A Development provides for the payment of extra trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;	AO3A No acceptable outcome is prescribed.	<i>Performance outcome satisfied.</i> The proposed one-into-two-lot subdivision is located within an established urban area and does not require the early delivery, extension or upgrading of trunk road infrastructure. Accordingly, no additional trunk road-network costs are anticipated beyond any infrastructure charges determined by Council under the applicable Charges Resolution.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
ii. long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i>.		
<i>If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category</i>		
<i>Not applicable</i>		
<i>Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy</i>		
PO5 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: a) the long term infrastructure for the road network in the Long term infrastructure plans; b) the existing and planned infrastructure for the road network in the Local government infrastructure plan; c) the provision of long term, existing and planned infrastructure for the road network which: i. is required to service the development or existing and future urban development in the planning scheme area; or	AO5 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: a) for the long term infrastructure for the road network, the Long term infrastructure plans; b) for existing and planned infrastructure for the road network, the Local government infrastructure plan; c) the standards for the road network in the Infrastructure design planning scheme policy.	<i>Development complies with AO5.</i> The proposed subdivision maintains and protects the function of the Abelia and Barberry Street corridor. The development does not propose any new road or change to the existing road hierarchy, and no permanent improvements are proposed that would prevent the future extension, widening or upgrading of Abelia or Barberry Street.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.		
PO6 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: d) the long term infrastructure for the road network in the Long term infrastructure plans; e) the existing and planned infrastructure for the road network in the Local government infrastructure plan; f) the provision of long term, existing and planned infrastructure for the road network which: iii. is required to service the development or existing and future urban development in the planning scheme area; or iv. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	AO6.1 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: a) for the long term infrastructure for the road network, the Long term infrastructure plans; b) for existing and planned infrastructure for the road network, the Local government infrastructure plan; c) the standards for the road network in the Infrastructure design planning scheme policy.	<i>Development complies with AO6.1.</i>
	AO6.2 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: a) for the long term infrastructure for the road network, the Long term infrastructure plans; b) for existing and planned infrastructure for the road network, the Local government infrastructure plan; c) the standards for the road network in the	<i>Development complies with AO6.2.</i>

Performance outcome	Acceptable outcome	Urbanza assessment / comments
	Infrastructure design planning scheme policy.	
P07 Development ensures that premises and vehicle access are located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	A07 Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	<i>Development complies with AO6.2.</i>
P08 Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay map.	A08 Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	<i>Not applicable.</i> No new intersections are proposed as part of this development.

Streetscape hierarchy overlay code

Performance outcome	Acceptable outcome	Urbanza assessment / comments
<i>Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development</i>		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	<i>Development complies with AO1.</i>
PO2 Development provides for the payment of extra trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of	AO2.1 No acceptable outcome is prescribed.	<i>Development complies with PO2.</i> The proposed one-into-two-lot subdivision is located within an established urban area and does not require the early delivery, extension or upgrading of trunk road infrastructure. Accordingly, no additional trunk road infrastructure costs are anticipated beyond any infrastructure charges determined by Council under the applicable Charges Resolution.
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	<i>Development complies with AO2.2.</i> The proposal does not include street furniture, street lighting or extensive streetscape works. Any verge, kerb or paving affected by construction of the crossovers will be appropriately designed and reinstated in accordance with the streetscape locality advice and road corridor design standards of the Infrastructure Design Planning Scheme Policy.

Performance outcome	Acceptable outcome	Urbanza assessment / comments
the <i>Planning Act 2016</i> .		
<i>Section B—If for assessable development</i>		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: a. facilitates a high level of pedestrian movement and activity; b. enforces the sense of arrival to individual precincts and major connections; c. provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	AO3.1 Development ensures that a corner land dedication is provided: a. where identified in the Streetscape hierarchy overlay map; b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	<i>Not applicable</i> The subject site does not have a corner land dedication identified in the streetscape hierarchy overlay map. There is already an existing corner truncation in place on the subject site.
	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	<i>Not applicable</i> No corner land dedication is identified or required as part of the proposed subdivision. Accordingly, the associated requirements for corner landscaping, feature trees, seating and public art are not applicable.
	AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	<i>Not applicable</i> No corner land dedication is identified or required as part of the proposed subdivision. Accordingly, the associated requirements for corner landscaping, feature trees, seating and public art are not applicable.
<i>If in or on a site adjoining the Wildlife movement solution sub-category</i>		
<i>Not applicable</i>		

