

Appendix A – Town Planning Code Assessment

BCC DS

LODGED

23/07/2026

APPLICATION REF

A007076605

Reconfiguration of a Lot (2 into 2) in the Character Residential Zone & MCU & BW for Extensions to an existing house and a new Dwelling house in the Traditional building character overlay and on a small-lot.

104-106 Park Terrace, Sherwood – Lots 128 & 129 on RP29454

Traditional Building Character (Design) Overlay Code – New House 106 Park Terrace

Table 8.2.22.3 - Criteria for assessable development

Performance outcomes	Acceptable outcomes	Proposal
If in the Low-medium density residential zone or the Character residential zone, where for a dwelling house, dual occupancy, multiple dwelling or rooming accommodation		
PO1 Development retains a dwelling house constructed in 1946 or earlier in its original setting and complements nearby houses in the street built in 1946 or earlier.	AO1.1 Development ensures that any building constructed in 1946 or earlier which is retained is sited at the front of the site at the street frontage.	Not applicable – the lot will be vacant following reconfiguration.
	AO1.2 Development for a building which is not on a rear access lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest houses constructed in 1946 or earlier fronting the same street. Note—Additional buildings by way of infill development may be set further back on this site, subject to meeting other code requirements. Where the site contains a building constructed in 1946 or earlier, it should be retained at the front of the site and any new infill placed behind/beside. Sliding a building constructed in 1946 or earlier back with infill at the front of the site is not consistent with desired traditional setting outcomes.	Complies - the dwelling house has a minimum set-back of 7m to the house wall and 6m to the front balcony. The average set-back of relevant neighbouring houses in the street is calculated as follows: - 100 Park Terrace: 6.9m - 104 Park Terrace: 6.6m - Average: $13.5\text{m} / 2 = 6.75\text{m}$ - 20% variance = 5.4m to 8.1m As the proposed setbacks are 6m and 7m, they are within the 20% variance of the average of the relevant nearby neighbouring pre-1946 houses in the street. As such, AO1.2 is met.

Performance outcomes	Acceptable outcomes	Proposal
PO2 Development for a garage does not dominate the street frontage or gardens and complements the traditional setting of dwelling houses constructed in 1946 or earlier nearby in the street.	AO2.1 Development for a garage is set back from any road alignment in a position similar to garages located on sites of dwelling houses constructed in 1946 or earlier located nearby in the street.	Complies – the garage is integrated into the lower portion of the dwelling.
	AO2.2 Development for a garage is integrated into any dwelling house such that it does not dominate the composition of the house or dominate the streetscape. Refer to Figure a. Note—Not applicable to a dwelling house on a rear access lot.	Complies – the garage is integrated into the lower portion of the dwelling.
PO3 Development has a building form and bulk which complements the predominant traditional scale of a dwelling house constructed in 1946 or earlier nearby in the street.	AO3 Development for a new building or an extension to an existing building uses breaks in form to present as small components similar in scale to that of existing dwelling houses constructed in 1946 or earlier nearby in the street. Refer to Figure b.	Complies – the house includes breaks in form including a staggered front elevation with the balcony set forward, providing breaks in the form of the frontage of the house. This ensures it is complementary to pre-1946 buildings in the locality.
PO4 Development has a building form which complements the traditional building form and traditional elements, detailing and materials of a dwelling house constructed in 1946 or earlier nearby in the street.	AO4.1 Development includes a solid core with attached or integrated lightweight verandah or balcony structure addressing the street.	Complies – a balcony is provided to the front elevation with access from a liveable area and with views over the street.
	AO4.2 Development ensures that different floor levels are distinguished in the streetscape through the expression of external elements on the upper and lower levels.	Complies – differentiation between the lower and upper level occurs through the balcony and differing cladding material between the lower and upper levels.

Performance outcomes	Acceptable outcomes	Proposal
	AO4.3 Development for a building which is located at the front of the site, provides habitable space, verandahs and windows that are orientated towards the street. Refer to Figure c.	Complies - The house includes windows/openings from habitable rooms facing the street frontage.
	AO4.4 Development for a dwelling house does not provide for the ground storey to project forward of the upper floor verandah or balcony structure.	Complies – the lower level does not project forward of the upper level.
PO5 Development provides external elements and detailing which: i. reflect traditional elements and detailing and materials; i. reduce building bulk; i. form a transition with the external landscape.	AO5 Development provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels which: i. reflect those of dwelling houses constructed in 1946 or earlier nearby in the street; i. are sufficient to cast shadows; i. provide three-dimensional effects. Refer to Figure d.	Complies - The development includes eaves, overhangs and the front balcony that cast shadows, in direct compliance with the AO.
PO6 Development uses: v. materials which reflect the traditional materials used predominantly in dwelling houses constructed in 1946 or earlier nearby in the street; v. external materials which reflect the architectural themes of buildings constructed	AO6.1 Development uses traditional materials consistent with the predominant traditional materials of the dwelling houses constructed in 1946 or earlier fronting the same street.	Complies – the development uses traditional materials, inclusive of horizontal and vertical weatherboard and metal sheet roofing. These elements are lightweight traditional elements present in pre-1946 houses in the locality.
	AO6.2 Development uses roof materials similar to the roof materials on dwelling houses constructed in 1946 or earlier nearby in the street.	Complies – Metal sheet roofing will be used, in line with the materials used for pre-1946 houses in the area.

Performance outcomes	Acceptable outcomes	Proposal
in 1946 or earlier, reduce building bulk and form a transition with the external landscape.	AO6.3 Development ensures that: i. for dwelling houses lightweight materials predominate; ii. if masonry is used, it is rendered or painted and used in conjunction with other more lightweight materials, in order to define the upper and lower levels.	Complies - As noted above in AO6.1 above, the development utilises lightweight, traditional materials.
P07 Development provides roof forms which complement traditional roof styles of dwelling houses constructed in 1946 or earlier that are located nearby in the street in terms of roof pitch and proportion.	AO7.1 Development provides roof forms which are one or more of a combination of pyramids, hips or gables of similar pitch and proportions to those of dwelling houses constructed in 1946 or earlier nearby in the street.	Complies – the proposed roof form is a traditional gable form similar to adjoining properties. A 20 degree pitch is used for the roof.
	AO7.2 Development includes eaves that are of similar proportions to eaves on dwelling houses constructed in 1946 or earlier nearby in the street.	Complies - the development includes eaves at similar proportions to adjoining properties.
Additional criteria if in the Character residential zone where for a dwelling house, dual occupancy, multiple dwelling or rooming accommodation		
P08 Development has a building height and bulk which reinforces the natural topography and complements the predominant 'traditional scale' of dwelling houses constructed in 1946 or earlier nearby in the street.	AO8 Development, if in a sloping street where the rhythm of the stepping levels and eaves is characteristic of the streetscape created by dwelling houses constructed in 1946 or earlier, has a building height and roof and eave levels that continue the rhythm and maintain that stepping. Refer to Figure e.	Not applicable – the development is not on a sloping street.
Additional criteria in the Latrobe and Given Terraces neighbourhood plan area		
P09 Development ensures that: i. low-set houses remain of a low-set appearance;	AO9 Development maintains the height relationship of an existing floor area to street level.	Not applicable – the development is not within the neighbourhood plan area.

Performance outcomes	Acceptable outcomes	Proposal
k. if raising a building, the height increase does not alter the overall effect of the floor area to the street level.		
PO10 Development for a building is designed with appropriate detailing for the period of the building.	AO10.1 Development ensures that a verandah incorporates historically appropriate detailing for the period of the building. Editor's note—A good example is located at 212 Given Terrace.	Not applicable – the development is not within the neighbourhood plan area.
	AO10.2 Development does not replace suspended awnings typical from the 1920s onwards with post-supported awnings.	Not applicable – the development is not within the neighbourhood plan area.
Additional criteria if a pre-1911 building where in the Latrobe and Given Terraces neighbourhood plan area		
PO11 Development involving an alteration or addition conserves the traditional building character and does not obscure or is not otherwise insensitive to the traditional building fabric.	AO11.1 Development involving an alteration or extension is located: k. at the rear of the premises; or i. on the street frontage only if set further back than the existing building line or is separated from the traditional building fabric by a significant recession in the wall and roof planes.	Not applicable – the development is not within the neighbourhood plan area.
	AO11.2 Development ensures that traditional construction materials and methods are retained in any existing traditional building fabric and used to reinstate the original components that have been removed and that are proposed to be replaced.	Not applicable – the development is not within the neighbourhood plan area.
Additional criteria if in the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct		
PO12 Development ensures that:	AO12.1 Development has a minimum area of private open space: i. of 100m² or 30% of the site, whichever is the greater;	Compiles – the rear yard area is 11.4m x 12.5m wide, providing 143sqm (35.2%) of site area for private open space at the rear. Further to this, a side courtyard is

Performance outcomes	Acceptable outcomes	Proposal
xii. the traditional backyard pattern and character of the area is maintained, with a proportion of the site set aside for open space rather than built structures; i. the subtropical nature of the area is enhanced, with building bulk limited to allow for the flow of breezes and for sunlight into open space and living areas; v. private open space is of a suitable size and proportion to cater for the active recreation needs of residents of all age groups, and provides space for service functions such as clothes drying; v. rear boundary setbacks provide sufficient clearance to enable useable private open space; xvi. the site design allows for the retention of large trees and provides substantial areas for landscaping consistent with the established traditional landscape character of the area.	i. with a minimum dimension of 3m. AO12.2 Development has a minimum rear boundary setback of 6m. AO12.3 Development ensures that: k. mature trees in backyard areas are retained; k. a minimum of 1 tree capable of growing to a height of over 4m is provided for every 7m of the average lot width. AO12.4 Development is designed to integrate the retention of existing trees within the front setback.	provided, with an area of 45sqm (8.5m x 5.3m). A total of 188sqm of private open space is provided, being 46.4% of the site area, in compliance with AO12.1. Complies – the rear setback is 11.4m to the main wall of the house. Complies – trees are retained in the rear yard. Performance Outcome The existing trees in the front setback area will be removed, with new trees to be planted in the landscaped area within the front setback.
PO13 Development involving an extension or addition to a dwelling house constructed in 1946 or earlier: i. does not compromise the traditional character of the house; i. retains the original roof form of the dwelling house constructed in 1946 or earlier as viewed from the street and does not dominate the original roof form.	AO13 Development involving an extension or addition is: i. not located in front of the existing dwelling house constructed in 1946 or earlier or otherwise obscure its visibility from its street frontage; v. smaller in scale and bulk than the existing character building; v. in the form of a pavilion with a separate roof form and an enclosed link to the original house. Refer to Figure f.	Not applicable – the development is for a new house.

Performance outcomes	Acceptable outcomes	Proposal
PO14 Development involving building-in underneath a dwelling house constructed in 1946 or earlier: i. retains the original form and features of the dwelling house; ii. recesses the lower level street elevation behind the upper level of the street elevation.	AO14.1 Development has a maximum building height of 2 storeys.	Complies – the development is 2 storeys.
	AO14.2 Development involving building-in underneath a dwelling house constructed in 1946 or earlier, ensures the lower facade: i. incorporates a batten frieze to minimise the visual impact of new built-in areas underneath; ii. is set back for the full depth of all open or enclosed verandahs on the upper level above, in line with the original external wall; iii. is set back 1m from the upper level of the front exterior wall if there is no verandah, where visible from the street.	Not applicable – the development is for a new house.
	AO14.3 Development uses changes or recesses in materials to define the upper and lower levels and sections of the building to visually reduce bulk. Refer to Figure g.	Complies – the upper and lower levels include different materials for cladding, with the balcony projecting forward of the upper level. This assists in reducing perceiving building bulk.
	AO14.4 Development for a dwelling house provides access to the first floor by external stairs on the front elevation.	Performance Outcome Access to the upper level is via internal stairs, in line with contemporary practice. The nearby neighbouring pre-1946 houses in the street do not have external stair access, ensuring the proposal is consistent with the character of housing in the area.
PO15 Development for a new infill building is consistent with the scale of a dwelling house constructed in 1946 or earlier in the street.	AO15 Development has a maximum building height of 2 storeys.	Complies – the development is 2 storeys.

Performance outcomes	Acceptable outcomes	Proposal
PO16 Development for a car parking structure and an associated area does not dominate the appearance or landscape setting of the house when viewed from the street. Refer to Figure a and Figure h.	AO16.1 Development for a car parking structure which is: - located forward of the front facade of the dwelling house is a single carport that is limited to a maximum width of 3.5m with no garage doors; - a double-car width car parking structure, whether located at the side or underneath the house, is: - a maximum total width of 6m; - if there is no verandah, recessed a minimum of 1m behind the front facade of the house; - if there is a verandah, either open or enclosed, is recessed for the full depth of any of the verandah, in line with the original external wall above.	Complies – the car park is integrated into the building on the lower level, 1m behind the upper level balcony and has a door width less than 6m.
	AO16.2 Development involving a driveway or parking area: - uses a minimum of 50% permeable surfaces such as car tracks, sleepers, pavers and gravel interspersed with soft landscaping; - does not use large expanses of bitumen and concrete.	Performance Outcome The front driveway will be concrete in line with contemporary practice. In this instance the driveway is small in scale (4m), ensuring it will not visually dominate the front of the site when viewed from the street, in direct accordance with PO16.
	AO16.3 Development ensures that the maximum driveway crossover width is 3.5m.	Complies – the crossover is 3m wide.
PO17 Development involving a fence which is visible from the street is low and transparent and complements traditional fencing styles in the area.	AO17 Development involving front and return side fences forward of the building are: - a maximum height of 1.2m; - of a timber paling or wire construction that complements the traditional character of the streetscape; - at least 20% transparent.	Complies – fencing will comply with the conditions of the development permit.
Additional criteria if in the Local character significance sub-category		

Performance outcomes	Acceptable outcomes	Proposal
PO18 Development involving a fence does not dominate views from the street and complements traditional fencing styles in the area.	AO18 Development involving a front and return side fence forward of the main building is: i. a maximum height of 1.2m; k. constructed of materials which complement the period and style of the main building; l. at least 50% transparent.	Not applicable - the development is not in this area.
Additional criteria if in the Local character significance sub-category where on a site containing a dwelling house constructed in 1946 or earlier		
PO19 Development involving an extension or addition to a dwelling house constructed in 1946 or earlier: i. does not compromise the traditional building character of the house; ii. retains the original roof form of the dwelling house constructed in 1946 or earlier as viewed from the street and does not dominate the original roof form.	AO19.1 Development involving an extension or addition: i. is not located in front of the existing dwelling house constructed in 1946 or earlier or otherwise obscure its visibility from its street frontage; ii. is smaller in scale and bulk than the existing house; iii. comprises roof forms of similar pitch and proportions to those dwelling houses constructed in 1946 or earlier nearby.	Not applicable - the development is not in this area.
	AO19.2 Development retains open verandahs that face the street.	Not applicable - the development is not in this area.
PO20 Development involving building-in underneath a dwelling house constructed in 1946 or earlier: i. is consistent with the scale, form and height of nearby dwelling houses constructed in 1946 or earlier or the predominant scale, form, height and rhythm of dwelling houses constructed in 1946 or earlier in the street; ii. recesses new ground storey enclosures in line with the main building core.	AO20 Development involving building-in underneath a dwelling house constructed in 1946 or earlier: i. is set back either: • for the full depth of all open or enclosed verandahs on the upper level above, in line with the original external wall; or • 1m from the upper level of the front exterior wall where there is no verandah; k. is screened with a vertical batten frieze to minimise the visual impact of new built-in areas underneath; uses timber or concrete stumps on those areas of the house that are visible from the street.	Not applicable - the development is not in this area.

Traditional Building Character (Demolition) Overlay Code – Existing House

Table 8.2.21.3 - Criteria for assessable development

Performance outcomes	Acceptable outcomes	Proposal
Section A—Partial demolition of a building constructed in 1946 or earlier		
General		
PO1 Development involving partial demolition of traditional elements, detailing and materials constructed in 1946 or earlier does not diminish traditional building form and roof styles, where: i. forward of the highest and rearmost ridge of the roof; or ii. on the side elevation of the building where on a corner lot. Note—Where demolition results in the loss of integral components, assessment against Section B of this code is also required.	AO1.1 Development ensures that the building does not lose integral components such as feature roof forms and side verandahs.	Complies - The proposed partial demolition of the northern side of the house by 600mm enables suitable modifications to the front and sides of the building that do not detract from the traditional building character of the site, while enabling the house to be repositioned within the reconfigured lot. No integral elements of the building are removed, with the roof, verandah, the majority of the front and side areas all retained in full. Demolition at the rear is exempt. Given this the proposed demolition complies with AO1.1.
	AO1.2 Development involving partial demolition does not result in a narrow building which has a width-to-height proportion out of character with the residential buildings constructed in 1946 or earlier in the street within the Traditional building character overlay.	Complies – the partial demolition does not make the building narrow, with a similar width to height proportion maintained.
Additional performance outcomes and acceptable outcomes if a pre-1911 building		
PO2 Development ensures that the building does not lose integral components such as roof shape and	AO2 Development retains the parts of the building constructed prior to 1911.	Not applicable – the site does not contain a pre-1911 building.

Performance outcomes	Acceptable outcomes	Proposal
pitch or verandahs that contribute to its traditional building character.		
Additional performance outcomes and acceptable outcomes if in the City west neighbourhood plan area or the Spring Hill neighbourhood plan area or the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct		
PO3 Development ensures that: i. significant elements that contribute to the character of buildings constructed in 1946 or earlier are retained if they can be seen from the primary street frontage; ii. the proposed partial demolition does not affect the view of the original structure from the street. Note—Elements include roof form, external walls, building core, verandahs, external openings and decorative detailing.	AO3.1 Development retains the building in its original form, proportions and external components, including: ✓ the front walls and the roof form and side walls beyond, at least as far back as the ridge of the rearmost gable in a gable roof house or the primary ridge for a hipped roof house; ✓ original doors and windows and their size, proportions and materials; i. side and front verandahs including balustrading and decorative details.	Performance Outcome The front wall and openings are retained, as is the front verandah and balustrade, in compliance with the AO. 600mm of the side wall is removed on the northern side, triggering a performance outcome. The small segment of demolition barely changes the form of the building when viewed from the street, with all significant and integral elements retained. Given this, the proposal directly accords with PO3 of the Traditional building character (demolition) overlay code.
	AO3.2 Development retains the front door to the house as the main entrance in its original location and proportion. Note—The extent of any partial demolition is to be identified in plan and elevation drawings.	The front door of the house is retained; however, it will not be the main entrance, with a new door on the lower level fulfilling this purpose. Given the door is retained and modern access arrangements are used, the proposal doesn't affect the view of the structure from the street, ensuring it meets PO3.
Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area		
PO4 Development involving partial demolition or refurbishment of a residential building constructed in 1946 or earlier as part of refurbishment or extension work does not diminish the traditional building character elements of the building.	AO4 Development complies with an engineering report prepared by a Registered Professional Engineer Queensland which certifies that all works proposed whether permanent or temporary will ensure the structural adequacy of the building at all phases of building work.	Not applicable – the site is not within this area.

Performance outcomes	Acceptable outcomes	Proposal
	Note—The extent of any partial demolition is to be identified in plan and elevation drawings.	
Section B—Demolition or removal of a building constructed in 1946 or earlier		
General performance outcomes and acceptable outcomes if not in the Latrobe and Given Terraces neighbourhood plan area or the City west neighbourhood plan area or the Spring Hill neighbourhood plan area		
PO5 Development involves a building which: i. does not represent traditional building character; or i. is not capable of structural repair; or k. does not contribute to the traditional building character of that part of the street within the Traditional building character overlay.	AO5 Development involves a building which: k. has been substantially altered or does not have the appearance of being constructed in 1946 or earlier; or i. an engineering report prepared by a Registered Professional Engineer Queensland which certifies that the building is structurally unsound and not reasonably capable of being made structurally sound; or i. if demolished will not result in the loss of traditional building character; or i. is in a section of the street within the Traditional building character overlay that has no traditional character. Note— For the purpose of this code, comparative analysis of an existing dwelling constructed in 1946 or earlier against the current timber framing standards is not considered to demonstrate 'structurally unsound'.	Not applicable – the development is for partial demolition only.
Additional performance outcomes and acceptable outcomes if a pre-1911 building		
PO6 Development involves a building which is not capable of structural repair.	AO6 Development involves a building which a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of being made structurally sound.	Not applicable – the development is for partial demolition only.

Performance outcomes	Acceptable outcomes	Proposal
	Note— For the purpose of this code, comparative analysis of an existing dwelling constructed in 1946 or earlier against the current timber framing standards is not considered to demonstrate 'structurally unsound'.	
Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category		
PO7 Development involves a building which: / does not represent traditional building character; or / is not capable of structural repair; or i. is not a building constructed in 1946 or earlier.	AO7.1 Development involves a building which has been substantially and irreversibly altered or does not have the appearance of being constructed in 1946 or earlier.	Not applicable – the development is not in this area.
	AO7.2 Development involves a building which: i. has an appearance that cannot practically be reinstated to that of a building constructed pre-1911 or in 1946 or earlier; or Note—In making a determination as to whether the appearance of a building constructed in 1946 or earlier can be reinstated, Council will require information to be submitted with any development application addressing the practicalities of a development: • opening up enclosed front and/or side verandahs; • removing enclosures under the front section of the building; • removing fibro, stucco or metal cladding to underlying weatherboards or chamferboards; • replacing aluminium windows with timber windows; • reinstating verandah elements. i. an engineering report prepared by a Registered Professional Engineer Queensland certifies is structurally	Not applicable – the development is not in this area.

Performance outcomes	Acceptable outcomes	Proposal
	unsound and not reasonably capable of being made structurally sound; or k. is located in the Hawthorne centre precinct of the Bulimba district neighbourhood plan and is not a character non-residential building.	
Additional performance outcomes and acceptable outcomes if in the Latrobe and Given Terraces neighbourhood plan area or the City west neighbourhood plan area or the Spring Hill neighbourhood plan area		
PO8 Development involves a building which is not capable of being structurally repaired.	AO8 Development involves a building which a Registered Professional Engineer Queensland certifies is structurally unsound and not reasonably capable of being made structurally sound. Note— For the purpose of this code, comparative analysis of an existing dwelling constructed in 1946 or earlier against the current timber framing standards is not considered to demonstrate 'structurally unsound'.	Not applicable – the development is not in this area.
Section C—Repositioning or raising a building or structure (not including any building work to enclose underneath a building) if any part of the building or structure was substantially constructed for residential purposes in 1946 or earlier		
PO9 Development involving the repositioning of a residential building or structure that straddles more than one lot, onto one small lot: k. does not detract from: - the traditional setting of the dwelling houses constructed in 1946 or earlier nearby in the street within the Traditional building character overlay; - the traditional scale of the components of the street within the Traditional building overlay;	AO9 Development involving the repositioning of a residential building or structure constructed in 1946 or earlier on a small lot results in setbacks that comply with the building envelope requirements of the Dwelling house (small lot) code, other than where AO10.2 in this code varies the front building setback. Editor's note—Where not on a small lot, repositioning must not result in an unlawful structure regulated by the <i>Building Act 1975</i>.	Performance Outcome A performance outcome is triggered as the site will be on a small-lot following reconfiguration, and the proposed side setbacks are 900mm, in lieu of the complaint 1m side setbacks allowed for under the Dwelling house (small-lot) code. The front setback (6m) is in compliance given it is within 20% of the average setback on the site (two sites being 104 Park terrace and 100 park Terrace, both approximately 6.9 and 6.6m setbacks, 20% of this average setback allows for a front setback between 5.4 and 8.1m).

Performance outcomes	Acceptable outcomes	Proposal
i. does not impact on the amenity or privacy of adjoining residents; ii. provides adequate open space, screening and noise attenuation from the street.		The small relaxation of the side setback is minor in nature (100mm), and will not detract from the amenity and privacy, or use of open space of the neighbouring sites. We note one neighbouring site is I in the same ownership and is subject to this application. The northern side neighbour at 100 Park Terrace has a house located 5m from this common side boundary, with their driveway and screen landscaping located in this area. This provides for ample separation between the dwellings, sufficient to ensure there will be no impact to the neighbouring site, in direct accordance with PO9. Further, the positioning of the house will maintain the traditional setting of the building within the streetscape, in direct accordance with PO9. Given this, the proposal accords with PO9 of the Traditional building character (demolition) overlay code.
PO10 Development ensures that the siting and orientation of a residential building on a lot: i. is complementary to the traditional setting of a dwelling house constructed in 1946 or earlier nearby in the street; ii. does not diminish the streetscape character components of the original street to which the building was orientated within the Traditional building character overlay; iii. does not result in a building being isolated from a streetscape within the Traditional building character overlay or a streetscape that exhibits traditional character.	AO10.1 Development involving a residential building remains orientated to face its existing street frontage in a manner consistent with a dwelling house constructed in 1946 or earlier on adjoining lots. AO10.2 Development retains the residential building within 20% of the front setback of a neighbouring dwelling house constructed in 1946 or earlier.	Complies – the house maintains its orientation. Complies - the front setback (6m) is in compliance given it is within 20% of the average setback on the site (two sites being 104 Park terrace and 100 park Terrace, both approximately 6.6m setbacks, 20% of this setback allows for a front setback between 5.874 and 7.92m).

Performance outcomes	Acceptable outcomes	Proposal
PO11 Development involving raising a building constructed in 1946 or earlier is consistent with and complements the predominant traditional scale, proportion and setting of residential buildings constructed in 1946 or earlier nearby in the street. Refer to Figure a.	AO11 Development involving raising a dwelling house constructed in 1946 or earlier results in a building height that does not exceed: i. the building height requirements contained in any relevant neighbourhood plan; or i. 9.5m otherwise.	Complies – the building height does not exceed 9.5m.
Additional criteria in the Latrobe and Given Terraces neighbourhood plan area		
PO12 Development ensures that: i. Low set houses remain of a low set appearance; k. if raising a building, the height increase does not alter the overall effect of the floor area to the street level.	AO12 Development maintains the height relationship of an existing floor area to street level.	Not applicable – the development is not in this area.

Traditional Building Character (Design) Overlay Code – Existing House 104 Park Terrace

Table 8.2.22.3 - Criteria for assessable development

Performance outcomes	Acceptable outcomes	Proposal
If in the Low-medium density residential zone or the Character residential zone, where for a dwelling house, dual occupancy, multiple dwelling or rooming accommodation		
PO1 Development retains a dwelling house constructed in 1946 or earlier in its original setting and complements nearby houses in the street built in 1946 or earlier.	AO1.1 Development ensures that any building constructed in 1946 or earlier which is retained is sited at the front of the site at the street frontage.	Complies – the house is retained on site.
	AO1.2 Development for a building which is not on a rear access lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest houses constructed in 1946 or earlier fronting the same street. Note—Additional buildings by way of infill development may be set further back on this site, subject to meeting other code requirements. Where the site contains a building constructed in 1946 or earlier, it should be retained at the front of the site and any new infill placed behind/beside. Sliding a building constructed in 1946 or earlier back with infill at the front of the site is not consistent with desired traditional setting outcomes.	Complies - the dwelling house has a minimum set-back of 6m to the house. The average set-back of relevant neighbouring houses in the street is calculated as follows: - 100 Park Terrace: 6.9m - 104 Park Terrace: 6.6m - Average: $13.5\text{m} / 2 = 6.75\text{m}$ - 20% variance = 5.4m to 8.1m As the proposed setbacks are 6m, they are within the 20% variance of the average of the relevant nearby neighbouring pre-1946 houses in the street. As such, AO1.2 is met. We note the car port is exempt as it is a 6m x 6m structure with a lot frontage of 12.2m, ensuring it is less than 50% of the lot frontage, in compliance with table 5.3.4.

Performance outcomes	Acceptable outcomes	Proposal
PO2 Development for a garage does not dominate the street frontage or gardens and complements the traditional setting of dwelling houses constructed in 1946 or earlier nearby in the street.	A02.1 Development for a garage is set back from any road alignment in a position similar to garages located on sites of dwelling houses constructed in 1946 or earlier located nearby in the street.	Not applicable – the development does not include a garage.
	A02.2 Development for a garage is integrated into any dwelling house such that it does not dominate the composition of the house or dominate the streetscape. Refer to Figure a. Note—Not applicable to a dwelling house on a rear access lot.	Not applicable – the development does not include a garage.
PO3 Development has a building form and bulk which complements the predominant traditional scale of a dwelling house constructed in 1946 or earlier nearby in the street.	A03 Development for a new building or an extension to an existing building uses breaks in form to present as small components similar in scale to that of existing dwelling houses constructed in 1946 or earlier nearby in the street. Refer to Figure b.	Complies – the assessable works are effectively a small section of front balcony where the stair was removed and the new northern side wall. The works tie in with the current materials and form of the house, with the same balustrade used, same wall materials and similar window openings to match. This ensures it is complementary to pre-1946 buildings in the locality.
PO4 Development has a building form which complements the traditional building form and traditional elements, detailing and materials of a	A04.1 Development includes a solid core with attached or integrated lightweight verandah or balcony structure addressing the street.	Complies – a balcony is provided to the front elevation with access from a liveable area and with views over the street.

Performance outcomes	Acceptable outcomes	Proposal
dwelling house constructed in 1946 or earlier nearby in the street.	A04.2 Development ensures that different floor levels are distinguished in the streetscape through the expression of external elements on the upper and lower levels.	Complies – differentiation between the lower and upper level occurs through the balcony and differing cladding material between the lower and upper levels.
	A04.3 Development for a building which is located at the front of the site, provides habitable space, verandahs and windows that are orientated towards the street. Refer to Figure c.	Complies - The house includes windows/openings from habitable rooms facing the street frontage.
	A04.4 Development for a dwelling house does not provide for the ground storey to project forward of the upper floor verandah or balcony structure.	Complies – the lower level does not project forward of the upper level.
P05 Development provides external elements and detailing which: k. reflect traditional elements and detailing and materials; i. reduce building bulk; i. form a transition with the external landscape.	A05 Development provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels which: i. reflect those of dwelling houses constructed in 1946 or earlier nearby in the street; v. are sufficient to cast shadows; v. provide three-dimensional effects. Refer to Figure d.	Complies - The development includes eaves, overhangs and the front balcony that cast shadows, in direct compliance with the AO.
P06 Development uses: i. materials which reflect the traditional materials used predominantly in dwelling	A06.1 Development uses traditional materials consistent with the predominant traditional materials of the dwelling houses constructed in 1946 or earlier fronting the same street.	Complies – the development uses traditional materials, inclusive of horizontal weatherboard. These elements are lightweight traditional elements present in pre-1946 houses in the locality.

Performance outcomes	Acceptable outcomes	Proposal
i. houses constructed in 1946 or earlier nearby in the street; external materials which reflect the architectural themes of buildings constructed in 1946 or earlier, reduce building bulk and form a transition with the external landscape.	AO6.2 Development uses roof materials similar to the roof materials on dwelling houses constructed in 1946 or earlier nearby in the street.	Complies – Metal sheet roofing is used, noting no new roof works are proposed, in line with the materials used for pre-1946 houses in the area.
	AO6.3 Development ensures that: i. for dwelling houses lightweight materials predominate; k. if masonry is used, it is rendered or painted and used in conjunction with other more lightweight materials, in order to define the upper and lower levels.	Complies - As noted above in AO6.1 above, the development utilises lightweight, traditional materials.
PO7 Development provides roof forms which complement traditional roof styles of dwelling houses constructed in 1946 or earlier that are located nearby in the street in terms of roof pitch and proportion.	AO7.1 Development provides roof forms which are one or more of a combination of pyramids, hips or gables of similar pitch and proportions to those of dwelling houses constructed in 1946 or earlier nearby in the street.	Not applicable – no assessable new roof works are proposed.
	AO7.2 Development includes eaves that are of similar proportions to eaves on dwelling houses constructed in 1946 or earlier nearby in the street.	Not applicable – no assessable new roof works are proposed.
Additional criteria if in the Character residential zone where for a dwelling house, dual occupancy, multiple dwelling or rooming accommodation		
PO8 Development has a building height and bulk which reinforces the natural topography and complements the predominant 'traditional scale' of dwelling houses constructed in 1946 or earlier nearby in the street.	AO8 Development, if in a sloping street where the rhythm of the stepping levels and eaves is characteristic of the streetscape created by dwelling houses constructed in 1946 or earlier, has a building height and roof and eave levels that continue the rhythm and maintain that stepping. Refer to Figure e.	Not applicable – the development is not on a sloping street.
Additional criteria in the Latrobe and Given Terraces neighbourhood plan area		
PO9 Development ensures that:	AO9	Not applicable – the development is not within the neighbourhood plan area.

Performance outcomes	Acceptable outcomes	Proposal
b. low-set houses remain of a low-set appearance; i. if raising a building, the height increase does not alter the overall effect of the floor area to the street level.	Development maintains the height relationship of an existing floor area to street level.	
PO10 Development for a building is designed with appropriate detailing for the period of the building.	AO10.1 Development ensures that a verandah incorporates historically appropriate detailing for the period of the building. Editor's note—A good example is located at 212 Given Terrace.	Not applicable – the development is not within the neighbourhood plan area.
	AO10.2 Development does not replace suspended awnings typical from the 1920s onwards with post-supported awnings.	Not applicable – the development is not within the neighbourhood plan area.
Additional criteria if a pre-1911 building where in the Latrobe and Given Terraces neighbourhood plan area		
PO11 Development involving an alteration or addition conserves the traditional building character and does not obscure or is not otherwise insensitive to the traditional building fabric.	AO11.1 Development involving an alteration or extension is located: i. at the rear of the premises; or ii. on the street frontage only if set further back than the existing building line or is separated from the traditional building fabric by a significant recession in the wall and roof planes.	Not applicable – the development is not within the neighbourhood plan area.
	AO11.2 Development ensures that traditional construction materials and methods are retained in any existing traditional building fabric and used to reinstate the original components that have been removed and that are proposed to be replaced.	Not applicable – the development is not within the neighbourhood plan area.
Additional criteria if in the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct		

Performance outcomes	Acceptable outcomes	Proposal
PO12 Development ensures that: - civ. the traditional backyard pattern and character of the area is maintained, with a proportion of the site set aside for open space rather than built structures; v. the subtropical nature of the area is enhanced, with building bulk limited to allow for the flow of breezes and for sunlight into open space and living areas; vi. private open space is of a suitable size and proportion to cater for the active recreation needs of residents of all age groups, and provides space for service functions such as clothes drying; vii. rear boundary setbacks provide sufficient clearance to enable useable private open space; viii. the site design allows for the retention of large trees and provides substantial areas for landscaping consistent with the established traditional landscape character of the area.	AO12.1 Development has a minimum area of private open space: k. of 100m² or 30% of the site, whichever is the greater; l. with a minimum dimension of 3m.	Compiles – the rear yard area is a minimum of 24m x 7.9m wide, providing 190sqm (47%) of site area for private open space at the rear
	AO12.2 Development has a minimum rear boundary setback of 6m.	Complies – the rear setback is 19.9m to the rear alfresco.
	AO12.3 Development ensures that: i. mature trees in backyard areas are retained; ii. a minimum of 1 tree capable of growing to a height of over 4m is provided for every 7m of the average lot width.	Complies – trees are retained in the rear yard.
	AO12.4 Development is designed to integrate the retention of existing trees within the front setback.	Complies – a tree is retained in the front setback.
PO13 Development involving an extension or addition to a dwelling house constructed in 1946 or earlier: i. does not compromise the traditional character of the house; v. retains the original roof form of the dwelling house constructed in 1946 or earlier as viewed from the street and does not dominate the original roof form.	AO13 Development involving an extension or addition is: v. not located in front of the existing dwelling house constructed in 1946 or earlier or otherwise obscure its visibility from its street frontage; vi. smaller in scale and bulk than the existing character building; vii. in the form of a pavilion with a separate roof form and an enclosed link to the original house. Refer to Figure f.	Complies – the extension is a build under, not forward of the existing dwelling.

Performance outcomes	Acceptable outcomes	Proposal
PO14 Development involving building-in underneath a dwelling house constructed in 1946 or earlier: i. retains the original form and features of the dwelling house; k. recesses the lower level street elevation behind the upper level of the street elevation.	AO14.1 Development has a maximum building height of 2 storeys.	Complies – the development is 2 storeys.
	AO14.2 Development involving building-in underneath a dwelling house constructed in 1946 or earlier, ensures the lower facade: k. incorporates a batten frieze to minimise the visual impact of new built-in areas underneath; i. is set back for the full depth of all open or enclosed verandahs on the upper level above, in line with the original external wall; i. is set back 1m from the upper level of the front exterior wall if there is no verandah, where visible from the street.	Complies - a batten frieze is used, the lower area is open under the front verandah.
	AO14.3 Development uses changes or recesses in materials to define the upper and lower levels and sections of the building to visually reduce bulk. Refer to Figure g.	Complies – the upper and lower levels include appropriate materials for cladding, with the balcony projecting forward of the upper level. This assists in reducing perceiving building bulk.
	AO14.4 Development for a dwelling house provides access to the first floor by external stairs on the front elevation.	Performance Outcome Access to the upper level is via internal stairs, in line with contemporary practice. The nearby neighbouring pre-1946 houses in the street do not have external stair access, ensuring the proposal is consistent with the character of housing in the area.
PO15 Development for a new infill building is consistent with the scale of a dwelling house constructed in 1946 or earlier in the street.	AO15 Development has a maximum building height of 2 storeys.	Complies – the development is 2 storeys.

Performance outcomes	Acceptable outcomes	Proposal
PO16 Development for a car parking structure and an associated area does not dominate the appearance or landscape setting of the house when viewed from the street. Refer to Figure a and Figure h.	AO16.1 Development for a car parking structure which is: - located forward of the front facade of the dwelling house is a single carport that is limited to a maximum width of 3.5m with no garage doors; - a double-car width car parking structure, whether located at the side or underneath the house, is: - a maximum total width of 6m; - if there is no verandah, recessed a minimum of 1m behind the front facade of the house; - if there is a verandah, either open or enclosed, is recessed for the full depth of any of the verandah, in line with the original external wall above.	Performance outcome The car port is a double width car port that is exempt under Table 5.3.4. Irrespective of this, the car port is an open structure that is less than 50% of the width of the lot, ensuring it will not dominate the view of the house from the street, in accordance with PO16.
	AO16.2 Development involving a driveway or parking area: - uses a minimum of 50% permeable surfaces such as car tracks, sleepers, pavers and gravel interspersed with soft landscaping; - does not use large expanses of bitumen and concrete.	Performance Outcome The front driveway will be concrete in line with contemporary practice. In this instance the driveway is small in scale (4m), ensuring it will not visually dominate the front of the site when viewed from the street, in direct accordance with PO16.
	AO16.3 Development ensures that the maximum driveway crossover width is 3.5m.	Performance outcome Complies – the crossover is 4m wide, consistent with Dwelling house (small-lot) code requirements, and consistent with crossovers for other dwelling houses in the street.
PO17 Development involving a fence which is visible from the street is low and transparent and complements traditional fencing styles in the area.	AO17 Development involving front and return side fences forward of the building are: - a maximum height of 1.2m; - of a timber paling or wire construction that complements the traditional character of the streetscape; - at least 20% transparent.	Complies – fencing will comply with the conditions of the development permit.
Additional criteria if in the Local character significance sub-category		

Performance outcomes	Acceptable outcomes	Proposal
PO18 Development involving a fence does not dominate views from the street and complements traditional fencing styles in the area.	AO18 Development involving a front and return side fence forward of the main building is: k. a maximum height of 1.2m; i. constructed of materials which complement the period and style of the main building; i. at least 50% transparent.	Not applicable - the development is not in this area.
Additional criteria if in the Local character significance sub-category where on a site containing a dwelling house constructed in 1946 or earlier		
PO19 Development involving an extension or addition to a dwelling house constructed in 1946 or earlier: i. does not compromise the traditional building character of the house; v. retains the original roof form of the dwelling house constructed in 1946 or earlier as viewed from the street and does not dominate the original roof form.	AO19.1 Development involving an extension or addition: v. is not located in front of the existing dwelling house constructed in 1946 or earlier or otherwise obscure its visibility from its street frontage; i. is smaller in scale and bulk than the existing house; i. comprises roof forms of similar pitch and proportions to those dwelling houses constructed in 1946 or earlier nearby.	Not applicable - the development is not in this area.
	AO19.2 Development retains open verandahs that face the street.	Not applicable - the development is not in this area.
PO20 Development involving building-in underneath a dwelling house constructed in 1946 or earlier: i. is consistent with the scale, form and height of nearby dwelling houses constructed in 1946 or earlier or the predominant scale, form, height and rhythm of dwelling houses constructed in 1946 or earlier in the street; k. recesses new ground storey enclosures in line with the main building core.	AO20 Development involving building-in underneath a dwelling house constructed in 1946 or earlier: k. is set back either: • for the full depth of all open or enclosed verandahs on the upper level above, in line with the original external wall; or • 1m from the upper level of the front exterior wall where there is no verandah; i. is screened with a vertical batten frieze to minimise the visual impact of new built-in areas underneath; uses timber or concrete stumps on those areas of the house that are visible from the street.	Not applicable - the development is not in this area.

Airport Environs Overlay Code

Table 8.2.2.3.A – Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Proposal
Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories		
General		
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	AO1 Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.	Complies – the development will not intrude into obstacle limit areas.
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.	AO2 Development does not emit into the OLS or height restriction zone: i. a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; ii. smoke, dust, ash, steam or other airborne particulate.	Complies – the proposal includes no emissions.
Additional performance outcomes and acceptable outcomes if involving air service		
PO3 Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	AO3 Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	Not applicable – the development is not an air service.

Performance outcomes	Acceptable outcomes	Proposal
Section B—If in the Bird and bat strike zone sub-categories		
PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	AO4.1 Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats.	Complies – the proposal is for RAL and houses that include standard residential bins that will be covered and kept in courtyards, ensuring it is inaccessible to birds and bats.
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	Complies – no artificial water bodies are included.
Section C—If in the Public safety area sub-categories		
PO5 Development does not expose or increase the risk to public safety.	AO5.1 Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.	Not applicable – the development is not within this area.
	AO5.2 Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	Not applicable – the development is not within this area.
Section D—If in the Light intensity sub-categories		
PO6 Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	AO6.1 Development ensures that outdoor lighting: ✓ does not imitate the format of approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length; ✓ does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories.	Not applicable – the development is not within this area.

Performance outcomes	Acceptable outcomes	Proposal
	Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator.	
	AO6.2 Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve: i. coloured flashing or sodium lighting; or i. glare or upward shining lights; or i. flare plumes.	Not applicable – the development is not within this area
Section E—If in the Aviation facilities sub-categories		
PO7 Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility. Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.	AO7 Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that: k. transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or l. contains a reflective surface that will interfere with the functioning of the aviation facility. Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. The SPP guidance: Strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.	Not applicable – the development is not within this area.

Performance outcomes	Acceptable outcomes	Proposal
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories		
PO8 Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in Table 8.2.2.3.B. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO8.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation located in the ANEF 20-25 sub-category: i. provides external windows and doors which are acoustically rated to a minimum of Rw 30; i. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; i. ensures that external walls are acoustically rated to a minimum of Rw 50.	Not applicable – the development is not within this area
	AO8.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park located in the ANEF 25-30 sub-category: ✓ provides external windows and doors which are acoustically rated to a minimum of Rw 30; ✓ ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; i. ensures that external walls are acoustically rated to a minimum of Rw 50.	Not applicable – the development is not within this area
	AO8.3 Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	Not applicable – the development is not within this area
	AO8.4	Not applicable – the development is not within this area

Performance outcomes	Acceptable outcomes	Proposal
	No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.	
	AO8.5 Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.	Not applicable – the development is not within this area
PO9 Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.	AO9.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	Not applicable – the development is not within this area
	AO9.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	Not applicable – the development is not within this area

Road Hierarchy Overlay Code

Table 8.2.18.3—Criteria for Self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Proposal / Comment
Section A—If for self-assessable or assessable development for a material change of use		
PO1 Development ensures that: i. vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: • the road hierarchy shown on the Road hierarchy overlay map; • public transport operations; • pedestrian and cyclist movement; ii. site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.	AO1.1 Development ensures that an access driveway is provided from: k. a minor road; l. a district road or suburban road if the development has high traffic-generating potential.	Complies - The proposal gains access from Park Terrace, a neighbourhood road, a suitable access for each lot.
	AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	Complies – access is not on a freight route.
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	Complies - access will be obtained from the site frontage, which is the only access location available.
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	Not applicable- access is not sought to a major road.
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.	Not applicable- access is not sought to an arterial road.
Section B—If for assessable development for a material change of use		
PO2 Development does not compromise the safety, efficiency, function, convenience of use or capacity of the operation of the existing and	AO2.1 Development ensures that the traffic generated by the development is consistent with the adjoining road's hierarchical classification, function and expected traffic flows.	Complies - The proposed use will not generate significant volumes of traffic.

Performance outcomes	Acceptable outcomes	Proposal / Comment
future road hierarchy, and addresses all the impacts on the road hierarchy.	AO2.2 Development mitigates an impact on the road hierarchy if the development: i. is for a major development; or i. involves an access driveway to a major road; or i. involves an access driveway within 100m of a signalised intersection. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.	Not applicable – the development does not fall into any of these categories.
Section C—If for assessable development for a material change of use or reconfiguring of a lot		
PO3 Development makes provision for future extension, expansion and widening of the existing and future road hierarchy where required.	AO3 No acceptable outcome is prescribed.	Not applicable – no road widening is applicable or necessary for the site.
If on a site in or adjacent to a planned infrastructure corridor on an Infrastructure corridor plan		
PO4 Development protects a planned infrastructure corridor on an Infrastructure corridor plan, being: i. planned trunk infrastructure beyond the planning horizon for which a level of strategic and concept design planning has been carried out by the Council; i. an item of development infrastructure of importance for future development in the planning scheme area; i. for the maintenance of proper standards in local development.	AO4 Development protects a planned infrastructure corridor identified on an Infrastructure corridor plan in accordance with the Infrastructure design planning scheme policy.	Not applicable - the site is not located on an infrastructure corridor.
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		

Performance outcomes	Acceptable outcomes	Proposal / Comment
PO5 Development ensures that a new road connection into the road hierarchy provides: i. safe, efficient and convenient external connectivity of the new movement system to the major road network; i. a minimum number of intersections to the major road network.	AO5 Development provides access to an appropriate road within the road hierarchy for the area and the extended road system meets the objectives of the wider road hierarchy and neighbourhood accessibility.	Complies - The proposal gains access from Park Terrace, a suitable access point given it is a neighbourhood road.
PO6 Development ensures that an extension of or change to the road hierarchy: k. provides internal connectivity of the movement system to the neighbourhood; k. provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems; i. provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; i. includes the provision of bus routes in the road hierarchy that provide ease of access to bus customers; i. minimises vehicle volumes and speed in residential streets while providing connectivity to higher order roads in a reasonable travel time; v. provides a street layout that minimises travel time and traffic volumes on neighbourhood roads; v. provides low permeability of street layout to positively discourage through traffic while	AO6.1 Development ensures that a new or upgraded road is designed and constructed in accordance with its classification in the road hierarchy and the standards in the Infrastructure design planning scheme policy.	Not applicable – no new or upgraded road is required.
	AO6.2 Development mitigates any impact on the road network. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).	Not applicable – the proposal is for a 2 into 2 lot RAL, which is minor and will not impact the road network.

Performance outcomes	Acceptable outcomes	Proposal / Comment
i. achieving high permeability for pedestrian and cycle networks; i. provides safe accessibility to lots by having more than one street providing access to the area; i. addresses all the impacts on the road hierarchy.		
P07 Development ensures that premises and vehicle access is 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 its 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.	Complies – no current or future access to a major road is proposed.
P08 Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay.	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.	Not applicable – no intersection is proposed.

Streetscape Hierarchy Overlay Code

Table 8.2.20.3.A—Criteria for Self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Proposal / Comment
Section A—If for self-assessable or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	Complies - the existing verge for Park Terrace is approximately 4.3m wide, and includes all standard infrastructure in a residential area. This meets the minimum 3.75m requirement.
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	AO2.1 Development ensures that existing street trees are retained and protected.	Complies – all street trees are to be retained.
	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.	Not applicable – no additional street trees are required to support the application.
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: i. facilitates a high level of pedestrian movement and activity; k. enforces the sense of arrival to individual precincts and major connections; k. provides a landmark definition through its materials and landscaping including deep-	AO3.1 Development ensures that a corner land dedication is provided: i. where identified in the Streetscape hierarchy overlay map; i. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not applicable – the site is not on a corner.

Performance outcomes	Acceptable outcomes	Proposal / Comment
planting feature trees, seating and public art that integrates with the public realm.	A03.2 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.	Not applicable – the site is not on a corner.
	A03.3 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.	Not applicable – the site is not on a corner.
PO4 Development supports and contributes to the formation of an integrated and continuous through-block pedestrian and bicycle network that: i. facilitates convenient, safe, logical, active, legible and direct access to centres of activity, public transport facilities and public open spaces, including small-scale spaces; ii. ensures the continuation of adjoining existing links to create an integrated and continuous through-block pedestrian network.	A04 Development ensures that cross block links are provided: i. where identified in the Streetscape hierarchy overlay map; ii. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy. Note—Cross block links are shown in the general location in which they are needed.	Not applicable - the use is not located on land that requires provision for cross-block links.

Performance outcomes	Acceptable outcomes	Proposal / Comment
PO5 Development ensures that cross block links: i. are designed and are of a width scale that reflects their function and location; i. have a strong street presence that signifies that they are publicly accessible; k. create a 24-hour publicly accessible space with equitable access; k. are of sufficient width to accommodate desired embellishments, pedestrian movement and activities and enable clear sightlines; i. are effectively signed, accessible and assist in way-finding.	AO5.1 Development ensures that cross block links are provided: i. where identified in the Streetscape hierarchy overlay map; i. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not applicable – see above.
	AO5.2 Development ensures that a cross block link: v. is dedicated to the Council; v. creates a 24-hour publicly accessible space with equitable access; i. is provided at-grade with an adjoining public area and connects safely without any lip or step; i. incorporates crime prevention through environmental design principles; i. incorporates a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m; k. provides lighting and shelter; c. has signage at each end identifying the connection provided; i. is straight and allows for visual connection to the other end; i. does not contain and is not adjacent to bin collection and car parking areas;	Not applicable – see above.

Performance outcomes	Acceptable outcomes	Proposal / Comment
	i. is not used for vehicle access including service vehicle access. Note—Refer to the Crime prevention through environmental design planning scheme policy.	
If in or on a site adjoining the Wildlife movement solution sub-category		
PO6 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	AO6 Development ensures that infrastructure solutions are: - provided at the locations identified on the Streetscape hierarchy overlay map; - designed to: - account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; - achieve physical separation of native wildlife and the road; - adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code. Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.	Not applicable - the site does not adjoin the Wildlife Movement area.

Sherwood-Graceville Neighbourhood Plan Code

Table 7.2.19.3.3.A - Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
For accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
If for a dwelling house:		
PO1 Development: a. maintains the traditional backyard pattern and character of the area, with a proportion of the site set aside for open space rather than built structures; b. enhances the subtropical nature of the area, with building bulk limited to allow for the flow of breezes and for sunlight to penetrate into open space and living areas; c. includes private open space of a suitable size and proportion to cater for the active recreation needs of residents of all age groups, as well as providing space for service functions such as clothes drying; d. has a rear boundary setback that provides sufficient clearance to enable useable private open space; e. retains existing trees within the front setback; f. retains large trees and provides substantial areas for landscaping consistent with the established traditional landscape character of the area.	AO1.1 Development has: a. a maximum building footprint of 50% of the site area; b. a minimum area of private open space of 100m², or 30% of the site, whichever is the greater, and has a minimum dimension of 3m.	Complies - The building footprint is 36.59%, requiring a performance outcome. Compiles – the rear yard area is 11.4m x 12.5m wide, providing 143sqm (35.2%) of site area for private open space at the rear. Further to this, a side courtyard is provided, with an area of 45sqm (8.5m x 5.3m). A total of 188sqm of private open space is provided, being 46.4% of the site area, in compliance with AO1.1. Complies - the rear setback is 11.4m
	AO1.2 Development has a minimum rear boundary setback of 6m.	
	AO1.3 Development retains mature trees in backyard areas and provides a minimum of 1 tree for every 7m of the average lot width, capable of growing to a height of over 4m.	Complies – the site is capable of accommodating trees to the required specification.
For assessable development		
General		

Performance outcomes	Acceptable outcomes	Comments
PO2 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a. consistent with anticipated density and assumed infrastructure demand; b. aligned with community expectations about the number of storeys to be built; c. proportionate to and commensurate with the utility of the site area and frontage width; d. designed to avoid significant and undue adverse amenity impact to adjoining development; e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.	AO2 Development complies with the number of storeys and building height in Table 7.2.19.3.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where the maximum number of storeys and height in metres are specified.	Complies - the development is two storeys, in compliance with the acceptable outcome. As both neighbouring houses are both two storey houses, the eave heights are similar and will be within the 20% allowance, in accordance AO2.
If in the Westside character precinct (Sherwood—Graceville district neighbourhood plan/NPP-001)		
PO3 Development: a. has a scale, form, mass, rhythm and setting that reflects those of nearby buildings in the street built in 1946 or before;	AO3.1 Development has a maximum building footprint of 40% of the site area.	Not applicable - the site is not in this area.

Performance outcomes	Acceptable outcomes	Comments
b. preserves characteristic streetscape attributes of the area, including large backyards, generous building setbacks, mature large trees, and a high proportion of open space and landscaping relative to built form; c. is in accordance with Figure d, Figure e and Figure f. a. Note—To demonstrate compliance with this provision, a detailed streetscape analysis is to be submitted. This analysis will consider the subject site, along with at least 2 properties on either side of the subject site and will include plans, elevations and perspective views to identify for each of the properties: front and side boundary setbacks; height to first floor; height to front gutter; height to ridge of roof; and views of the site and adjacent properties along the street in 2 directions.	AO3.2 Development complies with the number of storeys and building height in Table 7.2.19.3.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where the maximum number of storeys and height in metres is specified.	
	AO3.3 Development is set back from any road alignment to a distance within 20% of the average front setback of the nearest buildings built in 1946 or before that front the same street, in accordance with Figure d.	
	AO3.4 Development has a minimum rear boundary setback of 10m or 25% of the depth of the lot, whichever is less, in accordance with Figure d.	

Performance outcomes	Acceptable outcomes	Comments
	AO3.5 Development is either: a. set back from side boundaries to a distance within 20% of the average of other houses in the street that were built in 1946 or before; or b. set back a minimum distance described by the Queensland Development Code for buildings where not on a small lot.	
PO4 Development: a. does not allow car parking structures and areas to dominate the appearance and settings of the house when viewed from the street; b. is designed to minimise the visual impact of garage doors and uses materials such as timber battens.	AO4.1 Development is designed so that car parking structures are not located between the front facade of the building and the street. AO4.2	Not applicable - the site is not in this area.

Performance outcomes	Acceptable outcomes	Comments
	Development is designed to locate garages or carports at the rear, under or to the side of the building in accordance with Figure c and is either: a. set back for the full depth of all open or enclosed verandahs on the upper level above in line with the original external wall; or b. set back 1m from the upper level of the front exterior wall where there is no verandah.	
	AO4.3 Development is designed so that car parking structures have a maximum total width of 6m.	
	AO4.4 Development is designed so that garages or carports have a maximum roof pitch of 30° degrees.	
	AO4.5 Development: a. is designed so that driveways and parking areas: a. comprise a minimum of 50% permeable surfaces such as car tracks, sleepers, pavers and gravel interspersed with soft landscaping; b. are not large expanses of bitumen and concrete; b. ensures driveway areas between the kerb and the property line are completed in accordance with the Infrastructure design planning scheme policy.	
	AO4.6 Development has a maximum driveway crossover width of 3.5m.	
PO5	AO5	Not applicable - the site is not in this area.

Performance outcomes	Acceptable outcomes	Comments
Development with fencing that is visible from the street is designed so that the fencing: a. is low and transparent; b. complements the traditional fencing styles in the area.	Development is designed so that front fences and return side fences forward of the main building are: a. a maximum height of 1.2m; b. of a timber paling and/or wire construction that complements the traditional character of the streetscape; c. at least 20% transparent.	
PO6 Development: a. incorporates landscaping that: a. is consistent with the established landscape character of the area; b. accommodates the retention of existing vegetation; b. ensures that site design integrates the retention of existing trees into the development, with new buildings, car parks and driveways located to allow for retention and long-term viability of significant on-site vegetation; c. ensures that established significant vegetation removed or damaged is replaced with mature vegetation elsewhere on the site.	AO6 No acceptable outcome is prescribed.	Not applicable - the site is not in this area.
If the site does not contain a house built in 1946 or before		
PO7 Development ensures that the design of new buildings complements the character of houses in the street built in 1946 or before, in accordance with Figure e and Figure f.	AO7.1 Development is designed so that roof forms are hips, pyramids or gables with a pitch of between 20° and 30° or within 10% of the pitch of houses in the street built in 1946 or before. AO7.2 Development ensures a building contains a verandah facing the street of a similar configuration to those of houses in the street built in 1946 or before.	Not applicable - the site is not in this area.

Performance outcomes	Acceptable outcomes	Comments
PO8 Development provides new buildings that use traditional lightweight materials and architectural elements that are sympathetic to the buildings in the street built in 1946 or before.	AO8 No acceptable outcome is prescribed.	Not applicable - the site is not in this area.
If the site contains a house built in 1946 or before		
PO9 Development has elements that contribute to the character of buildings built in 1946 or before if they can be seen from the street. Note—Elements include: roof form, external walls, building core, verandahs, external openings, and decorative detailing.	AO9.1 Development is designed so that a building retains its original form, materials, proportions and external components, including: - the front wall, the roof form and side walls beyond, at least as far back as the ridge of the rear-most gable in a gable roof house or the primary ridge for a hipped house roof; - buildings on a corner lot maintain the entirety of the existing roof form, and extensions are in the form of a pavilion; - external openings including any original window or door frames that are visible from the street; - side and front verandahs (including balustrading and decorative details). AO9.2 Development ensures the original location and proportion of the front door to the house is retained as the main entrance.	Not applicable - the site is not in this area.
	AO9.3 Development ensures new windows and doors contained in any external wall visible from the main street frontage are: - of vertical proportions; - include a higher ratio of wall area to window or door;	

Performance outcomes	Acceptable outcomes	Comments
	c. of a style and construction and incorporate materials sympathetic with the era of the house built in 1946 or before. Note—The extent of any partial demolition needs to be identified in plan and elevation drawings. The proposed partial demolition must not affect the appearance of the original structure from the street.	
PO10 Development ensures: - restumping, raising, lowering or building underneath a house built in 1946 or before is consistent with either: - the scale, form and height of adjacent houses built in 1946 or before; or - the predominant scale, form, height and rhythm of houses in the street built in 1946 or before; - new ground level enclosures are recessed in line with the main building core as seen from the street. Note—The building core is the main body of the building excluding any closed or open verandahs.	AO10 Development: - does not raise or lower houses by more than 750mm; - if involving closing in underneath a house built in 1946 or before: - is set back for the full depth of all open or enclosed verandahs on the upper level above in line with the original external wall; - is set back 1m from the upper level of the front exterior wall where there is no verandah; - is screened with a vertical timber batten frieze to minimise the visual impact of new built-in areas underneath; - ensures timber or concrete stumps are used around the exterior of houses built in 1946 or before.	Not applicable - the site is not in this area.
If in the Corinda centre precinct (Sherwood—Graceville district neighbourhood plan/NPP-002) or the Sherwood centre precinct (Sherwood—Graceville district neighbourhood plan/NPP-003)		Not applicable - the site is not in this area.
PO11 Development protects the amenity of adjoining areas outside of the precinct by stepping down in height and scale to provide an appropriate interface.	AO11 Development has a maximum building height that complies with Table 7.2.19.3.3.B.	Not applicable - the site is not in this area.

Performance outcomes	Acceptable outcomes	Comments
PO12 Development provides clear and safe pedestrian access to the Corinda railway station.	AO12 Pedestrian connections are provided in accordance with Figure a.	Not applicable - the site is not in this area.
PO13 Development provides: a. vehicle access from Browne Street to the Corinda library; b. sufficient off-street parking for the Corinda library; c. clear pedestrian access through the site from the Corinda railway station to the library.	AO13.1 Development of Lot 3 on RP29567 provides vehicle access to the Corinda library from Browne Street. AO13.2 Development dedicates to Council a pedestrian pathway with a minimum width of 3.5m which provides access through the site from the Corinda railway station to the Corinda library, in the location indicated in Figure a.	Not applicable - the site is not in this area.
If in the District centre zone		
PO14 Development: a. ensures coordinated and efficient development of the centre; b. provides a safe and comfortable pedestrian environment and an attractive streetscape; c. ensures vehicular access and parking does not dominate the streetscape.	AO14 Development is located on a site with a minimum area of 1,200m ² and a minimum frontage of 30m.	Not applicable - the site is not in this area.
PO15 Development ensures the size and bulk of a building has a medium density form that promotes a compact centre and maximises its proximity to public transport.	AO15 Development has a maximum gross floor area that is 150% of the site area.	Not applicable - the site is not in this area.
PO16 Development with a frontage to a street or public space encourages pedestrian activity through the provision of intensive or interactive uses along the frontage.	AO16 Development: a. has a minimum of 20% of the gross floor area for non-residential centre activities; b. is designed so that the ground storey facing the street is occupied by active commercial centre activities with a high level of pedestrian activity	Not applicable - the site is not in this area.

Performance outcomes	Acceptable outcomes	Comments
	such as restaurants, shops or community activities; c. ensures that the ground storey facade is set back no more than 3m except for vehicle access or deep planting; d. has a ground storey with a minimum floor-to-ceiling height of 4m; e. provides awnings over the footpath in accordance with the Infrastructure design planning scheme policy.	
PO17 Development involving centre activities adjoining land in the Medium density residential zone minimises visual impacts from servicing and car parking.	AO17 No acceptable outcome is prescribed.	Not applicable - the site is not in this area.
If in the Honour Avenue centre precinct (Sherwood—Graceville district neighbourhood plan/NPP-004)		
PO18 Development is designed so that the Honour Avenue facade has a uniform alignment with all new development reflecting the dominant pattern of existing development.	AO18 Development is built to the front boundary along Honour Avenue.	Not applicable - the site is not in this area.
PO19 Development: a. minimises vehicular access points to properties fronting Honour Avenue; b. uses opportunities to combine driveway access with that of existing development.	AO19 No acceptable outcome is prescribed.	Not applicable - the site is not in this area.
PO20 Development is consistent with the form and height of existing buildings in the centre built in 1946 or before.	AO20.1 Development ensures a building includes a front parapet above an awning along Honour Avenue.	Not applicable - the site is not in this area.
	AO20.2	

Performance outcomes	Acceptable outcomes	Comments
	Development with a third storey is set back a minimum of 4m from the front boundary.	
PO21 Development provides pedestrian amenity along the footpaths.	AO21 Development provides continuous awning cover along Honour Avenue.	Not applicable - the site is not in this area.
If in the Community hub precinct (Sherwood—Graceville district neighbourhood plan/NPP-005)		
PO22 Development locates car parking to avoid dominating the streetscape.	AO22.1 Development locates parking at the rear of properties or underground. AO22.2 Development ensures vehicle access points are minimised, with provision of combined driveway access for properties where possible.	Not applicable - the site is not in this area.
If in the St Aidan's school precinct (Sherwood—Graceville district neighbourhood plan/NPP-006)		
PO23 Development: a. does not impact adversely on the safety or operation of local roads, including the free flow of traffic; b. encourages safe, convenient access by a range of transport modes by provision of adequate: i. car parking, including overspill parking for special events; ii. passenger pick-up and set-down areas for vehicles; iii. bicycle parking, lockers and changing facilities.	AO23 No acceptable outcome is prescribed.	Not applicable - the site is not in this area.
PO24	AO24	Not applicable - the site is not in this area.

Performance outcomes	Acceptable outcomes	Comments
Development is of a scale that is consistent with the area and protects the amenity of nearby landowners.	Development ensures the height and location of buildings is in accordance with Figure g.	
PO25 Development ensures: a. unreasonable adverse impacts on adjoining residential development are avoided; b. fenestration and landscaping, including fencing, is designed to protect the privacy of adjoining residents.	AO25.1 Development does not result in noise levels generated from the use that exceed the levels in the Noise impact assessment planning scheme policy. AO25.2 Development provides a landscape buffer 2m in width to any vehicle movement and parking areas along any residential boundaries. AO25.3 Development locates active outdoor activities away from adjoining residential development. AO25.4 Development provides screen fencing to a minimum height of 1.8m, and landscaping screening is provided to boundaries of adjoining residential land use. AO25.5 Development provides vehicle movement areas that are located a minimum of 3m from any adjoining residential development, or provides acoustic screening. AO25.6 Development provides a landscaped buffer zone along all street frontages, including 1.5m depth of landscaping along all boundaries with residential properties.	Not applicable - the site is not in this area.
PO26 Development incorporates subtropical design elements through the following measures: a. high-quality subtropical design that maximises amenity, street activity and pedestrian connectivity;	AO26 No acceptable outcome is prescribed.	Not applicable - the site is not in this area.

Performance outcomes	Acceptable outcomes	Comments
b. ventilation in and around buildings using appropriate building forms, breezeways, open courtyards and landscaped areas; c. landscaping to promote Brisbane's subtropical climate and atmosphere.		
PO27 Development of buildings is finished with high-quality materials selected for their durability and the contribution made to the character of the school.	AO27 No acceptable outcome is prescribed.	Not applicable - the site is not in this area.
PO28 Development of buildings avoids incorporating any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to any part of the locality.	AO28 No acceptable outcome is prescribed.	Not applicable - the site is not in this area.
If in the Alan Fletcher Research Station/Montrose Access precinct (Sherwood—Graceville district neighbourhood plan/NPP-008)		
PO29 Development: a. retains building footprints for existing structures; b. is of a height and scale that is consistent with the predominantly low density residential character of surrounding areas; c. does not have development footprints for proposed structures, car parking and servicing areas with a total site utilisation greater than 45%; d. provides adequate on-site parking; e. provides a satisfactory buffer to the Brisbane River and waterways to protect and enhance their ecological values; f. provides dedicated, public parkland along the Brisbane River frontage of the site;	AO29 No acceptable outcome is prescribed.	Not applicable - the site is not in this area.

Performance outcomes	Acceptable outcomes	Comments
g. provides pedestrian and bikeway connections or linkages within and to streets external to the site and to and within parkland; h. provides adequate landscaping, particularly the provision of a landscaped buffer zone to the park and along the street frontages, including sufficient depth of landscaping along all boundaries with residential properties; i. incorporates public open space that commemorates and provides public education of the site's historically significant use. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy may demonstrate compliance with these outcomes.		

Character residential zone code

Performance Outcomes	Proposal / Comment
(1) The purpose of the character residential zone is to provide for: a. ensure the character of a residential area is protected or enhanced; and b. provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.	The proposal is for a 2 into 2 reconfiguration that will accommodate dwelling houses. Given this, the site is considered will ensure the character of the residential area will be maintained, in compliance with the zone code.
(2) The purpose of the zone will be achieved through overall outcomes for: a. zone role; b. development location and uses; c. development form; d. the following zone precincts: i. Character zone precinct; ii. Infill housing zone precinct.	The proposal is for a 2 into 2 reconfiguration that will accommodate dwelling houses, in compliance with the statement.
(3) Zone role overall outcomes are: a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: iii. Theme 2: Brisbane's outstanding lifestyle, Element 2.1 – Brisbane's identity and Element 2.2 – Brisbane's housing and accommodation choices; iv. Theme 5: Brisbane's CityShape and Element 5.5 – Brisbane's Suburban Living Areas	The proposed development is consistent with the outcomes the intention in the strategic framework regarding suburban living areas and housing and accommodation choices.

Performance Outcomes	Proposal / Comment
(4) Development location and uses overall outcomes are: a. Development provides for low density suburban and inner-city living through the development of predominantly 1 or 2 storey dwelling houses comprising primarily of existing houses built in 1946 or before and infill housing that incorporates any housing built in 1946 or before in the development. b. Development in the Character zone precinct provides for low density suburban and inner-city living through: i. 1 or 2 storey dwelling houses to predominate over other types of development; ii. a low density and intact suburban identity to be maintained in which multiple dwellings and dual occupancy are not accommodated. c. Development in the Infill housing zone precinct facilitates a mix of existing dwelling houses and new housing choices including dual occupancy, 2 storey low rise multiple dwellings such as row houses at a house scale, rooming accommodation, residential care facilities and retirement facilities which: i. comply with the site density, building height, number of storeys and setback requirements of the Traditional building character (design) overlay code and the Multiple dwelling code; ii. are sensitively integrated with and located between or behind existing dwelling houses built in 1946 or before and on appropriately sized lots; iii. provide housing diversity that offers choice to different household types and individuals to suit residents through life-cycle stages, in the inner city and well-located parts of the city. d. Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.	The development is for a reconfiguration (2 into 2), enabling the construction of a new dwelling house on the site and the suitable retention of the existing pre-47 dwelling on the site. The lots have dimensions sufficient to accommodate housing on the site, as demonstrated by the house applications submitted as part of this reconfiguration application. Given this, the development will be compatible with the surrounding form of development in the area, and the general residential amenity of the area.

Performance Outcomes	Proposal / Comment
e. Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code. f. Development for a commercial character building activities use on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code. g. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to: i. have a gross floor area of less than 250m²; ii. serve local residents' day-to-day needs; iii. not undermine the viability of a nearby centre. h. Development which would result in the co-location of new non-residential uses only occurs along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings. i. Development for a home-based business may only operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents. j. Development for any other non-residential use serve a local community facility need only, such as a childcare centre or substation, and is compatible with and integrates with the built form intent of the Character residential zone. k. Development for rooming accommodation accommodates 5 persons or less.	
(5) Development form overall outcomes are:	The development is for a reconfiguration (2 into 2), enabling the construction of a new dwelling house on the site and the suitable retention of the existing pre-47

Performance Outcomes	Proposal / Comment
a. Development occurs on an appropriately sized and configured lot and is of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas. b. Development for a residential building is of a height, bulk, scale and form, materials and detailing which is compatible with the traditional building character of the Character residential zone and consists of buildings of 1 or 2 storeys in height. c. Development protects and retains buildings built in 1946 or before on land within the Traditional building character overlay in accordance with the Traditional building character (demolition) overlay code. d. Development provides that a new building or extension of a building reflects and complements the city's traditional building character of housing built in 1946 or before prevalent within the Traditional building character overlay in accordance with the Traditional building character (design) overlay code. e. Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings, by maintaining access to sunlight, daylight and privacy. f. Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that: g. maximises the retention of backyard spaces as private landscaped space; h. avoids overbearing development involving bulk or setbacks which are inconsistent with the character of a dwelling house on adjoining lots. i. 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.	dwelling on the site. The lots have dimensions sufficient to accommodate housing on the site, as demonstrated by the house applications submitted as part of this reconfiguration application. Both lots contain large backyards that are capable of retaining and growing large subtropical vegetation, in direct accordance with the overall outcome. Both lots are capable of ensuring private open spaces on site and for neighbouring houses are will maintain access to sunlight, daylight and privacy, supporting the overall outcome. Given this, the development will be compatible with the surrounding form of development in the area, and the general residential amenity of the area.
(6) Character zone precinct overall outcomes are: a. Development retains a dwelling house built in 1946 or before. b. Development provides that a new dwelling house: c. is 1 or 2 storeys in height; d. is located on an appropriately sized and configured vacant lot;	The development is for a reconfiguration (2 into 2), enabling the construction of a new dwelling house on the site and the suitable retention of the existing pre-47 dwelling on the site. The lots have dimensions sufficient to accommodate housing on the site, as demonstrated by the house applications submitted as part of this reconfiguration application.

Performance Outcomes	Proposal / Comment
e. is compatible in scale and design with existing houses built in 1946 or before; f. reinforces the traditional building character of the Character zone precinct. g. Development for a dwelling other than a dwelling house is not accommodated within the Character zone precinct. h. Development provides for a minimum lot size of 450m² to maintain a block pattern that accommodates traditional backyards and large trees	While less than 450sqm in area, the lots are consistent with their current sizes, and are consistent with smaller lot sizes and configurations on Park Terrace, in particular 54-56 and 80-82 Park Terrace. Further, both lots contain large backyard capable of retaining and growing large subtropical vegetation, consistent with the outcomes sought in the zone.
(7) Infill housing zone precinct overall outcomes are: a. Development retains a dwelling house built in 1946 or before. b. Development provides that a new dwelling house, dual occupancy or multiple dwelling: c. is no more than 2 storeys in height; d. is located between or behind dwelling houses built in 1946 or before on an appropriately sized and configured vacant lot; e. is compatible in scale and design with existing dwellings built in 1946 or before; f. reinforces the traditional building character of the Infill housing zone precinct. g. Development achieves a maximum dwelling yield of one dwelling per 300m² of site area. h. Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: i. is consistent with the predominant traditional building character and amenity expectations of residents in the Infill housing zone precinct; j. meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan. k. Development for a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is: l. consistent with the character of a low density residential environment comprising 1 or 2 storey dwelling houses; m. suited to smaller lot sizes.	Not applicable – the development is not in this area.

Performance Outcomes	Proposal / Comment
n. Development is compatible in scale with adjoining dwelling houses, both within or adjoining the Infill housing zone precinct, in order to maintain an appropriate level of amenity and privacy to an adjoining dwelling. o. Development supports a subtropical character by ensuring that: p. the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate; q. residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces. r. Development provides quality private and communal open spaces and landscaping, including deep planting, that reinforce the house-compatible scale of buildings, provide breathing spaces and outdoor activity areas and encourage outdoor living. s. Development provides for a building to address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking not forming a dominant element in the streetscape) in order to reinforce the traditional setting and provide surveillance and encourage activation of parks and streets. t. Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone. u. Development provides for a residential dwelling on a site which fronts a heavily trafficked road or other noise source to be: v. suitably located and orientated on the site; w. designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.	

Subdivision Code

Table 9.4.10.3.A – Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—General performance outcomes and acceptable outcomes for reconfiguring a lot		
PO1 Development results in lots and an arrangement of lots that: - enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use; - are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; - feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development; - complement the streetscape, local context and character for the locality; - address development constraints.	AO1.1 Development provides lots with dimensions in compliance with Table 9.4.10.3.B. Note—Dwelling density may also be specified in the planning scheme in addition to the minimum or average lot sizes specified in Table 9.4.10.3.B. Development must comply with both parameters. Note—Parts 1 to 3 of Table 9.4.10.3.B provide the minimum dimensions for standard, small and rear lots to accommodate the range of residential development intended for the Low density residential zone, Character residential zone, Low-medium density residential zone and the Emerging community zone. Note—Part 4 of Table 9.4.10.3.B provides dimensions for lots in other zones and in the South East Queensland Regional Plan area under certain circumstances. Where a zone is not identified in Part 4 of Table 9.4.10.3.B the relevant dimensions are either use or activity specific and no acceptable outcome is prescribed. Note—The Dwelling house code and Dwelling house (small lot) code provide requirements for dwelling houses on standard lots and small lots. Table 9.4.10.3.B is not part of the assessment for a dwelling house other than as identified in the tables of assessment in Part 5. Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions.	Performance Outcome The lot sizes are noted below: Proposed Lot 1: 405sqm, frontage 12.2m, depth 40.25m. Proposed Lot 2: 405sqm, frontage 7.916m, depth 40.249m. In this instance both lots are less than the 450sqm minimum, have a street frontage of less than 15m and a building envelope area less than the 14m x 20m noted in the table, triggering a performance outcome. The proposed boundary re-alignment is consistent with PO1 given each lot is consistent with the existing area of the lot, and is similar in particular to the outcome approved and developed at 54-56 Park Terrace, and the narrower lot profile of 82 Park Terrace. Further, the neighbouring lots at 108 and 110 Park Terrace are 10m wide 405sqm lots, as is 86 park Terrace – all lots within the same street and within the Character residential zone. This demonstrates that the lots are consistent with and complement the existing streetscape, in direct accordance with PO1. Further, as the lots are within the character residential zone, both enable large backyards that can retain and

Performance outcomes	Acceptable outcomes	Comments
	AO1.2 Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot where meeting the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i>. Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Parts of this code and other codes in the planning scheme determine the circumstances for the application of a building envelope plan or a development footprint plan.	growing large subtropical vegetation, consistent with the outcomes sought in the zone. With respect to the useable shape of the lots, both lots enable the retention of the existing house on the site, inclusive of a useable back yard, as well as the new house over the newly vacant lot, which also shows a useable form as demonstrated by the house application submitted concurrently. Both lots can gain suitable access from the street, retain street trees and retain large backyards while accommodating housing consistent with standard residential lot sizes in the Character zone and Traditional building character area. This further demonstrates they are of a useable shape that bis consistent with PO1. Given this, the lot size and shape are considered to be consistent with PO1 of the Subdivision Code. Not applicable – the development does not require a building envelope plan.

Performance outcomes	Acceptable outcomes	Comments
	Note—A building envelope plan or a development footprint plan may also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing. AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located: a. across a proposed lot boundary; or b. within a setback required by the planning scheme. Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot. Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan. Note—Where development involves work for walls or structures (other than a fence) on or near to a proposed lot boundary and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the structure is to be located in the position identified by the preceding development approval or approved plans, planning scheme and Building Regulation. Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located:	Complies – no structures will cross a boundary line.

Performance outcomes	Acceptable outcomes	Comments
	a. physical inspection is undertaken at the framing stage of construction; b. written evidence in the form of a plan of subdivision is prepared by a suitably qualified person; c. other evidence received and agreed by the Council.	
P02 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: a. minimise adverse impacts to vegetation, natural features and topography; b. 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.	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: a. a single level change; or b. any step in a series of level changes. b. locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; c. limits cut and fill to less than 1m in height for construction of transport network elements. Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B. Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended.	Complies - Cut and filling on the site is to be minor and is required only for stormwater and infrastructure connections.
	AO2.2 Development involving a lot with an area less than 450m ² is located on a site with a maximum average slope of: c. 1 into 10 on the shortest lot axis; d. 1 into 15 on the longest axis.	Complies – the site has a long axis slope of 1:80 across the entire length, in compliance with requirements. Cross slope is approximately 1:20.
	AO2.3	

Performance outcomes	Acceptable outcomes	Comments
	Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks occurring on the site. Note—A minimum rectangle dimension sited on level to gently sloping land is required to ensure that lots are able to be developed for a dwelling in accordance with the requirements of the planning scheme. Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone.	Complies – the lots have a slope of more than 1:5, as noted above.
	AO2.4 Development does not involve the creation of canals or artificial waterways.	
PO3 Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; b. for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; c. to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; d. to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists;	AO3.1 Development provides roads, pavement and concrete kerb and channel that provide for: a. design and construction in accordance with the road hierarchy; b. safe travel for pedestrian, cyclists and vehicles; c. access to properties for all modes; d. utilities; e. high levels of aesthetics and amenity, improved liveability and future growth; f. a high-quality streetscape; g. a low-maintenance asset with minimal whole-of-life cost. Editor's note—See Section B for additional requirements where new road is proposed.	Not applicable – no new road is required.
	AO3.2	

Performance outcomes	Acceptable outcomes	Comments
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: a. high levels of pedestrian traffic; b. large subtropical street trees; c. on-street parking.	Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies – access can be gained via standard crossovers.
	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: a. registered on a title over another lot; or b. a reciprocal access easement; or c. over common property; d. located as far away as practicable from an existing or proposed dwelling; e. compliant with the road corridor design standards in the Infrastructure design planning scheme policy; c. the width specified: a. 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 b. 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.	Complies – access is via Park Terrace, a neighbourhood road.
	AO3.4 Development provides safe sight distances at the following locations: a. an access point along the frontage of each lot; b. a junction and an intersection, including corner truncation; c. a pedestrian or cyclist crossing.	Complies – sight distances along the street are suitable.

Performance outcomes	Acceptable outcomes	Comments
	AO3.5 Development provides grades within a lot that: - enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy; - do not require cut and fill in excess of 1m in height.	Complies – access grades are suitable for future crossovers.
PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks. Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the <i>Planning Act 2016</i> .	AO4.1 Development provides land and works for infrastructure and services in compliance with the: - Local government infrastructure plan; - standards in the Infrastructure design planning scheme policy; - Refuse planning scheme policy; - Transport, access, parking and servicing planning scheme policy; - Long term infrastructure plan; - codes and planning scheme policies that apply to the site.	Complies – the lots require no land dedication for additional infrastructure and are able to connect into existing infrastructure networks.
	AO4.2 Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.	Complies – stormwater will drain to Park Terrace, a lawful point of discharge.
	AO4.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is: - in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or - a 6m long by 3 equal chord truncation if a minor road.	Not applicable – the site is not on a corner.

Performance outcomes	Acceptable outcomes	Comments
PO5 Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal occupation of the lot by the intended land use and activities associated with that use.	AO5 Development ensures that lot density, location, arrangement and dimensions address potential adverse impacts on the normal occupation of the lot for its intended use and associated activities, by: c. identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; d. avoiding the hazard; or e. mitigating hazard impacts, including through buffers, structures or other necessary measures. Note—Overlays and neighbourhood plans provide information about potential risks and hazards and how to address them. However, the planning scheme may not reflect risks and hazards determined as part of the analysis of the site and its surrounds and assessment of the development or changed circumstances or those associated with: f. contaminated land; g. transport noise corridors on State-controlled roads and the rail network. The Queensland Government's Contaminated land register and Environmental management register should be consulted regarding contaminated land. The State Planning Policy Interactive Mapping System should be consulted regarding transport noise corridors.	Not applicable – no hazards are on the site.
Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving: d. rearranging the boundaries of a lot; or e. volumetric format plan subdivision; or f. a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories.		
PO6 Development ensures that any rearrangement of a lot boundary: b. does not create additional lots;	AO6 No acceptable outcome is prescribed.	Complies – no additional lots are created and the lots have all infrastructure within the lot they serve, and the lots are suitable sized and shaped for the zone, as noted in PO1 above.

Performance outcomes	Acceptable outcomes	Comments
c. wholly contains infrastructure and services within the lot they serve; d. results in lots having a dimension, arrangement and size that maintains or improves consistency with the: a. character intended for the locality; b. outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.		
P07 Development ensures that volumetric format plan subdivision and any associated statutory easements: c. facilitate efficient development; d. ensure reasonable and practical access to services, facilities and infrastructure appropriate to the current and any intended future use of the premises; e. are in accordance with an existing development approval or approved building; f. are consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.	A07 No acceptable outcome is prescribed.	Not applicable – the development is not for volumetric subdivision.
P08 Development ensures that a subdivision involving 2 or more zones, zone precincts, a neighbourhood plan precinct or overlay sub-categories, provides for the: c. different lot design requirements that are applicable to the zones, zone precincts, neighbourhood plans and overlays and applicable to the site;	A08.1 Development ensures that the boundary between the zones, zone precincts, neighbourhood plans, overlays and land uses are reflected in the design, arrangement and boundaries for proposed lots to the extent relevant. A08.2 Development includes separation, buffers, management zones or other means to address any adverse amenity, health or safety impacts caused by an adjacent use.	Not applicable – the development is not between two zones.

Performance outcomes	Acceptable outcomes	Comments
d. lawful uses intended for the site and the locality.	AO8.3 Development provides lot dimensions and size in each different zone, zone precinct, neighbourhood plan and land use that is in compliance with Table 9.4.10.3.B.	
Section B—Transport, traffic and movement outcomes for reconfiguring a lot involving: c. 10 or more lots; or d. road reserve or new road; or e. cycle or pedestrian routes.		
PO9 Development ensures that the transport network and all its component elements is designed to: c. facilitate the efficient and cost-effective provision and maintenance of infrastructure; d. deliver the intended functional outcome of each element; e. have a clear hierarchical structure using the existing network classification; f. provide a high level of internal accessibility and external connectivity for local vehicle, pedestrian and bicycle networks and where relevant, public transport and freight networks. Note—A traffic impact assessment may be required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied. Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or	AO9 Development provides a transport network that: c. is designed and constructed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy; d. completes, aligns and integrates with the relevant components of the surrounding transport network identified through: a. the Road hierarchy overlay map; b. the Bicycle network overlay map; c. the Streetscape hierarchy overlay map; d. any other overlay, neighbourhood plan, preliminary approval, development approval, structure plan or other plans agreed by the Council, over the subject site or land adjoining and in the locality of the subject site; e. a traffic impact assessment report in accordance with the Transport, access, parking and servicing planning scheme policy and the report outcomes as agreed by the Council; e. when resulting in a stub road for a proposed future road connection, provides a turn-around area or easement in compliance with the {Link,	Not applicable – the development is for 2 into 2 lots.

Performance outcomes	Acceptable outcomes	Comments
private space if through movement or public access is intended.	10350, Refuse planning scheme policy and the Infrastructure design planning scheme policy. Note—The majority of relevant standards identified in the planning scheme are located in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy. Note—This outcome can be demonstrated through an application that: d. 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; e. is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and/or the standards and guidelines of the Transport, access, parking and servicing planning scheme policy and that any computer modelling input and output data is accurate, reasonable and carried out in accordance with sound traffic engineering practices.	
PO10 Development provides permeable, connected, attractive and safe pedestrian and bicycle networks that: d. are designed to provide permeability for pedestrians and cyclists having regard to the surrounding area and existing and future networks; e. are safe, suitably shaded and embellished, attractive and efficient; f. link destinations such as major developments, public transport stops and	AO10.1 Development provides a pedestrian and bicycle network that connects into the broader network of proposed and existing pathways, that: e. is in compliance with the Infrastructure design planning scheme policy and any overlay, neighbourhood plan, preliminary approval, development approval that applies to the site or structure plan relevant to the site; or f. uses a pedestrian and bicycle accessibility grid-based network throughout the development where no overlay, neighbourhood plan,	Not applicable – the development is for 2 into 2 lots.

Performance outcomes	Acceptable outcomes	Comments
parks along the safest, most direct and convenient routes; g. provide routes that are on areas of least slope and avoid potential hazards such as flooding; h. run predominately along public spaces including streets or parks that are fronted by dwellings; i. are located where there is casual surveillance, avoiding an area with a major break in surveillance and an unlit area at night; j. are widened at potential vehicle conflict points. Note—While the road layout may include no through roads such as cul-de-sacs in limited circumstances, the pedestrian and bicycle network may not. Note—Pedestrian and bicycle networks should be designed in conjunction with the design of the road network and lot layout.	preliminary approval, development approval or structure plan applies. Note—The Infrastructure design code requires the creation of footpaths and bikeways in compliance with the standards and specifications in the transport network and road corridor design sections of the Infrastructure design planning scheme policy, where in the road reserve or through a park.	
P011 Development provides a road reserve and carriageway that is of sufficient design, width and arrangement to preserve the function of the road hierarchy and address all impacts on the road network, including: d. safe and efficient movement of users, including vehicles, cyclists and pedestrians; e. vehicle parking; f. access to properties, including accommodation of the largest design service vehicle; g. construction and maintenance of public utilities;	AO11 Development provides a road reserve and carriageway that is designed in compliance with its road hierarchy classification within the Infrastructure design planning scheme policy.	Not applicable – the development is for 2 into 2 lots..

Performance outcomes	Acceptable outcomes	Comments
h. landscaping, street trees and shading; i. safety and visibility; j. integrated pedestrian and cyclist movement and safety; k. noise reduction; l. required design vehicles; m. utility services.		
PO12 Development provides a road network that: • includes a minor road network that creates convenient and safe movement between uses and to major roads; • positively contributes to and enhances the bicycle network and streetscape hierarchy; • caters for the expected vehicle, pedestrian and cyclist use; • utilises geometry consistent with the standards relevant for the road hierarchy; • provides safe vehicular access to each lot where direct lot access is allowed; • prevents the needs for traffic-calming devices and ensures speed management is achieved by geometric design and arrangement of roads and paths; • provides safe pedestrian and cyclist crossings; • minimises the need for earthworks; • provides minor roads adjoining and overlooking the public parks network; • enables the creation of lots that facilitate sufficient solar access for potential dwellings, buildings, structures and activity areas;	AO12.1 Development provides a road network which is designed and constructed in compliance with the Infrastructure design planning scheme policy.	Not applicable – the development is for 2 into 2 lots.
	AO12.2 Development provides a minor road frontage for a minimum 50% of any park edge where involving new park or adjoining the site of an existing or approved park.	
	AO12.3 Development provides road network that: c. is generally orientated on a modified grid pattern that allows for topographic constraints; d. facilitates the following orientation wherever possible: a. generally north-south roads, to allow lots to have their long axes typically orientated east-west; b. generally east-west roads, to allow lots to have their long axes typically orientated north-south.	

Performance outcomes	Acceptable outcomes	Comments
maximises the quality of the public realm, provision of street trees and availability of on-street parking.		
PO13 Development provides connected road, pedestrian and bicycle networks.	AO13 Development involving new road ensures that a no through road is included only where: d. physical features obstruct road network continuity; e. it is demonstrated that there is no alternative road layout, option or arrangement to provide for road continuity; f. connections with a direct line of sight are provided to existing, proposed or potential through-streets for pedestrians and cyclists at the end of any no through road; g. a manoeuvring area is dedicated for the road stub at the end of a no through minor road, in compliance with the standards in the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy; h. if for residential development, a no through road: a. accommodates a maximum of 200 vehicle movements per day; b. provides a visible manoeuvring area from the no through road entrance; c. is no longer than 150m. i. if for industrial development, a no through road accommodates a maximum of 1,000 vehicle movements per day. Note—Physical features that might obstruct road network connectivity include waterways, parks or significant land use change. The road layout should be designed to overcome the constraint or alternative arrangements such as infrastructure solutions should	Not applicable – the development is for 2 into 2 lots.

Performance outcomes	Acceptable outcomes	Comments
	be provided. If no practical option exists, then this must be demonstrated in the development application.	
PO14 Development maximises opportunities to provide on-street car parking where: d. in compliance with the intended function of the road; e. taking into consideration kerb space requirements for: a. bus stops, passenger set down, servicing and traffic control devices; b. street trees and landscaping; c. street furniture and public signage; d. utilities and other infrastructure.	AO14 Development provides on-street car parking in compliance with the Infrastructure design planning scheme policy and Transport, access, parking and servicing planning scheme policy.	Not applicable – the development is for 2 into 2 lots.
PO15 Development provides intersection designs that ensure: f. safety, efficient function and visibility for vehicles, pedestrians and cyclists; g. verge areas that provide sufficient space for safe pedestrian movement; h. sufficient space for infrastructure and traffic management.	AO15 Development provides intersections that are designed in compliance with the Infrastructure design planning scheme policy.	Not applicable – the development is for 2 into 2 lots.
PO16 Development provides a transport network that caters for the extension of existing or future public transport routes and infrastructure including safe pedestrian set-down and pick-up facilities.	AO16 Development provides bus infrastructure and intersections that are designed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy.	Not applicable – the development is for 2 into 2 lots.
PO17 Development provides a transport network that is:	AO17	Not applicable – the development is for 2 into 2 lots.

Performance outcomes	Acceptable outcomes	Comments
c. designed to operate safely for users, pedestrians and cyclists; d. ensures emergency access or evacuation in emergencies.	Development provides a secondary road access if access to lots is used by more than 1,000 vehicles per day. Note—The secondary access is to provide emergency vehicles with an alternative route where the primary route may be heavily trafficked and the effectiveness of emergency response is reduced.	
Section C—Specific performance outcomes and acceptable outcomes applicable to development		
Section C1—Development for reconfiguring a lot involving any of the following: a. a site that is more than 1ha in the Emerging community zone; or b. the number of potential dwellings is 20 or more in the Emerging community zone; or c. a site that is more than 7,000m² in the Low density residential zone; or d. the number of lots is 20 or more; or e. the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or f. the creation of more than 50% of the lots with an area less than 350m² where not associated with a material change of use or in accordance with an approved building. Note—Refer to the Structure planning planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate dwelling houses or where reconfiguring a lot is not proposed in conjunction with a material change of use.		
PO18 Development delivers contained, sustainable and functional communities comprised of walkable, highly connected and legible neighbourhoods that ensure: c. the lot frontage of all residential lots is within: a. 400m walking distance from a local park, community hub or other central focal point to create a strong and positive neighbourhood identity; b. 800m walking distance of a local shop and services; d. the greatest intensity of development is within 400m walking distance from:	AO18.1 Development is designed and sited in compliance with: d. the structure outlined in a neighbourhood plan, a development approval or a preliminary approval that is relevant to the full nature and extent of the development and that clearly indicates the following: a. integration, connection and relationship of the site with surrounding land uses; b. roads, pathways, bicycle and public transport stops and stations; c. character and environmental values and development constraints; d. parks and key destinations such as centres and community facilities; or	Not applicable – the development is for 2 into 2 lots. and does not meet any of the identified triggers.

Performance outcomes	Acceptable outcomes	Comments
a. a centre other than a Neighbourhood centre; b. high frequency public transport; e. if residential development, a variety of lot sizes are provided to accommodate a range of dwellings consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; f. connected transport and public parks networks are provided to encourage public and active transport use within and between neighbourhoods; g. an interconnected street pattern that results in safe, connected and permeable neighbourhoods; h. centrally located parks; i. sites are provided for community activities, services and facilities and utilities; j. integrated development with compatible surrounding development approvals and established residential areas; k. the outcomes of neighbourhood plans are delivered; l. site characteristics and setting are addressed including character and environmental values and development constraints, as detailed in an applicable neighbourhood plan or overlay or as determined through a structure planning process. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating the achievement of this outcome. A structure plan must be prepared where in the Emerging community zone.	e. a structure plan prepared in accordance with the Structure planning planning scheme policy. Note—A neighbourhood plan, preliminary approval or development approval must provide comprehensive information that guides the land use pattern, scale, arrangement, connections, transport network and relationship of the development to surrounding features and values. A structure plan must be prepared in accordance with the Structure planning planning scheme policy where this information is insufficient. AO18.2 Development likely to generate significant pedestrian movements provides a layout with a: j. maximum street block length of 220m; k. maximum street block depth of 80m; l. mid-block pedestrian pathway: a. every 150m of street block length or part thereof where a street block length exceeds 200m; b. providing a minimum 5m wide direct line of sight between the link ends.	

Performance outcomes	Acceptable outcomes	Comments
Note—In interpreting PO18(b)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.		
PO19 Development ensures that the layout retains and responds to: a. physical features such as topography, natural drainage systems and significant vegetation; b. existing heritage or character buildings; c. adjoining existing uses and the transport and public park networks.	AO19.1 Development retains and incorporates significant vegetation within a park, the road reserve, waterways or corridors, common property or private open space areas. Note—The Vegetation planning scheme policy provides guidance on determining what significant vegetation is to be considered in demonstrating achievement of this outcome AO19.2 Development integrates heritage or character buildings with community facilities or shared facilities.	Not applicable – the development is for 2 into 2 lots. and does not meet any of the identified triggers.
PO20 Development provides a layout that supports pedestrian access to public transport services by locating: a. a high proportion of dwellings close to public transport stops; b. higher density residential development close to transport stops; c. non-residential or high trip-generating uses immediately proximate to transport stops.	AO20 Development provides 90% or more of lots and all non-residential uses intended for public visitation within a 400m walking distance of an existing or future stop on a public transport route or a dedicated public pedestrian access point to a railway or busway station.	Not applicable – the development is for 2 into 2 lots. and does not meet any of the identified triggers.
PO21 Development provides a high proportion of lots that can accommodate climate-responsive subtropical building design for solar access and breeze.	AO21.1 Development provides lots that are generally designed and positioned to locate: a. small lots or the greatest dwelling densities on north-facing slopes with gradients of less than 15%;	Not applicable – the development is for 2 into 2 lots. and does not meet any of the identified triggers.

Performance outcomes	Acceptable outcomes	Comments
	b. larger lots or the lowest dwelling densities on south-facing slopes or parts of the site where solar access is poor. AO21.2 Development involving a small lot that has a building envelope plan, or provides for integrated small lot development, identifies on the building envelope plan private open space orientated to the north or north-east if this can be accommodated to the rear or side of buildings.	
P022 Development provides a range of lot sizes and types mixed in one location and located on any street frontage that: a. meet the housing choice outcomes for the zone, zone precinct or neighbourhood plan; b. is consistent with the surrounding lot character; or c. provides a gradual transition in lot character where the site's location provides opportunities to locate near public transport stops and stations and enables ease of access to services and facilities. Note—A performance outcome for a small lot that does not comply with AO22.2 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i>.	AO22.1 Development provides a range of lot sizes that comply with: a. the zone, zone precinct, neighbourhood plan, preliminary approval or development approval; or b. if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, a maximum of 18 dwellings per hectare in the Low density residential zone, and 24 dwellings per hectare in the Low-medium density residential zone; or c. if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, the requirements of Table 9.4.10.3.B and surrounding lot character consistent with the proposed uses of the site. Note—The density of dwellings per hectare is calculated based on the number of dwellings (such as dwelling houses, multiple dwellings) relative to the area of the site for proposed lots intended for dwellings and inclusive of land intended to be included in the Local zone precinct of the Open space zone and local roads.	Not applicable – the development is for 2 into 2 lots. and does not meet any of the identified triggers.

Performance outcomes	Acceptable outcomes	Comments
	AO22.2 Development fronting an existing or proposed road provides: a. no more than 6 contiguous small lots that are separated by no less than 2 standard lots from other small lots, where in the Emerging community zone, Low density residential zone and Character residential zone; b. no more than 6 contiguous small lots that feature abutting built to boundary walls, where in the Low-medium density residential zone; c. if adjoining land in the Residential zones category or the Emerging community zone: i. a consistent lot character; ii. a gradual transition in lot sizes, dimensions and layout where within 400m walking distance from a centre other than a Neighbourhood centre, and high frequency public transport. Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>. Note—In interpreting AO22.2(c)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.	
PO23 Development involving lots for non-residential, centre or mixed use development is provided in the following appropriate locations that take advantage of:	AO23 Development involving lots for non-residential, centre or mixed use development in a residential neighbourhood or subdivision are located:	Not applicable – the development is for 2 into 2 lots. and does not meet any of the identified triggers.

Performance outcomes	Acceptable outcomes	Comments
a. site access opportunities or restrictions; b. positive streetscape or park interface opportunities; c. opportunities to locate near transport stops or on transport routes; d. uses and building forms to act as noise buffers to external noise sources such as major roads, railways or other non-residential uses; e. development interfaces and land use transitions to residential uses.	a. with a frontage to a road higher than a minor road in the road hierarchy that can serve as the primary vehicle access point; b. on the end of street blocks or corners; c. within 200m walking distance of a dedicated public pedestrian access point of, or is integrated with, a public transport stop or station; d. so that the change of use between residential and non-residential uses occurs along the shared rear boundaries of lots.	
PO24 Development provides a lot mix and location within a residential neighbourhood or subdivision that supports positive streetscape outcomes and balances expected building forms, driveway frequency, on-street parking, water sensitive urban design and other elements.	AO24.1 Development where providing lots for multiple dwellings: a. facilitates direct pedestrian and vehicle access to ground-floor dwellings; b. locates lots: i. on corner sites; or ii. at the ends of street blocks; or iii. where they have dual frontage. Note—Vehicle access in the form of shared driveways and crossovers is desirable to maximise the availability of on-street car parking and provision of street trees.	Not applicable – the development is for 2 into 2 lots. and does not meet any of the identified triggers.
	AO24.2 Development ensures that a lot that is less than 350m² or with a frontage width less than 10m: a. is located mid-block or adjacent to a park where there is dual frontage; b. is located in a group up to but not more than 6 in a row to enable integrated design and construction solutions; c. if serviced by a rear lane, the lane is no longer than 60m in length.	
	AO24.3	

Performance outcomes	Acceptable outcomes	Comments
	Development provides for larger lots located on corners or at the end of T-intersections.	
PO25 Development involving a lot intended for a dwelling house is of a regular shape and an appropriate size and dimensions: - for the siting and construction of any existing or potential dwelling houses and any ancillary building or activity; - to maximise outdoor private space, privacy and amenity; - to provide convenient on-site vehicle access and parking.	AO25.1 Development provides lots that are rectangular or regular in shape, with the depth dimension greater than the width dimension and in accordance with Table 9.4.10.3.B. AO25.2 Development with lots less than 600m ² provides lots that are rectangular or regular in shape and has a minimum of 65% of lots orientated in accordance with Figure a.	Not applicable – the development is for 2 into 2 lots. and does not meet any of the identified triggers.
PO26 Development provides land for park purposes that is well distributed and located and is consistent with: - the nature of surrounding parks; - the needs of occupants and visitors; - the safety and connection to the transport network.	AO26 Development provides land for park purposes that is in compliance with the Park planning and design code and the Local government infrastructure plan.	Not applicable – the development is for 2 into 2 lots. and does not meet any of the identified triggers.
Section C2—Detailed performance outcomes and acceptable outcomes for a small lot: - not complying with the dimensions in Table 9.4.10.3.B; or - with a frontage width of less than 10m.		
PO27 Development ensures that each small lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house, associated ancillary structures and site access without adversely impacting the: intended character of a locality;	AO27.1 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a development footprint plan: formed by the acceptable outcomes for side and rear boundary setbacks for a dwelling house in compliance with the Dwelling house (small lot) code;	Not applicable – the lots are not small lots and comply with the minimum dimensions.

Performance outcomes	Acceptable outcomes	Comments
b. quality of the public realm and the provision of street trees; c. availability of on-street car parking; d. natural, character or heritage features of the lot. Note—A performance outcome for a small lot that does not comply with AO27.1, AO27.2, AO27.3 and AO27.4 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>.	b. 3m to the primary street frontage or the least setback of an adjoining dwelling, wherever is greater; c. 1.5m to any secondary street frontage where for a corner lot; d. 3m to any private open space on an existing or proposed adjoining small lot. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>. Note—The development footprint plan does not override the Dwelling house (small lot) code other than to the extent provided for in that code.	
	AO27.2 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a minimum of 16m² principle private open space with a minimum dimension of 4m. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>. Note—The development footprint does not override the Dwelling house (small lot) code other than to the extent provided for in that code.	
	AO27.3	

Performance outcomes	Acceptable outcomes	Comments
	Development locates the development footprint plan so that no more than 6 dwelling houses in a row provide for co-located built to boundary walls. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>.	
	AO27.4 Development where a small lot with a frontage width of less than 10m provides a development footprint plan demonstrating that any vehicle parking areas, access or driveway is in a location that: - minimises impacts to existing street trees and on-street car parking; - maximises opportunities for street tree planting and on-street car parking. Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>.	
Section C3—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone		
PO28 Development provides a lot layout plan that: facilitates the integration of industrial development with other adjacent industrial development and the transport network elements intended for industrial traffic;	AO28.1 Development involving an industrial lot ensures vehicle access is to a road intended for industrial access, not a residential street.	Not applicable- the development is in the Character residential zone.
	AO28.2	

Performance outcomes	Acceptable outcomes	Comments
b. minimises impacts to existing or potential incompatible land uses.	Development provides lots or easements for non-industrial uses such as private open space, environmental or stormwater management that create spatial separation between industrial lots and other incompatible land uses.	
PO29 Development for industrial uses that are proposed to be serviced by a railway, road freight depot, intermodal terminal, airport or seaport maximises access to these facilities.	AO29 Development provides lots that are arranged to: a. provide direct frontage to a railway, road freight depot, intermodal terminal, airport or seaport loading and unloading area; b. be accessed by shared access ways, over private land or public road in the site, linking to the loading and unloading areas.	Not applicable- the development is in the Character residential zone.
PO30 Development in the General industry C zone precinct of the Industry zone and the Extractive industry zone, provides lots that: a. are of a size that facilitates a variety of industrial and industry compatible land uses; b. are not subdivided or otherwise fragmented into unviable lot sizes.	AO30 Development on land in the General industry C zone precinct of the Industry zone and the Extractive industry zone retained in large lots in compliance with Table 9.4.10.3.B.	Not applicable- the development is in the Character residential zone.
Section C4—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.		
PO31 Development: a. facilitates the integration of centre and mixed uses with adjacent uses and features;	AO31 No acceptable outcome is prescribed.	Not applicable- the development is in the Character residential zone.

Performance outcomes	Acceptable outcomes	Comments
b. complements and enhances existing or proposed public spaces; c. ensures minimum impact on the amenity of adjacent and nearby areas; d. provides for reasonable buffers between any existing or potential incompatible land uses.		
Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan		
PO32 Development provides a lot design that protects, maintains and enhances ecological features, significant vegetation, koala habitat trees and rural land values. Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy and accommodated through the approach described in the Structure planning scheme policy. Note—This performance outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i> .	AO32 Development identifies a development footprint plan or building envelope plan for each lot and demonstrates that lot design and layout conserves ecological features, significant vegetation, koala habitat trees and rural land values in a spatial configuration that: a. consolidates and connects areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; b. minimises fragmentation of areas to be conserved for biodiversity purposes by infrastructure; c. does not further fragment viable rural land. Note—This acceptable outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i> .	Not applicable- the development is in the Character residential zone.
PO33 Development provides vehicular access that is: a. available to each lot or building envelope area;	AO33 Development provides vehicle access via a road and within a lot that is designed to minimise the clearing of vegetation and potential threat to fauna movement.	Not applicable- the development is in the Character residential zone.

Performance outcomes	Acceptable outcomes	Comments
b. does not result in the loss of ecological features, significant vegetation and koala habitat trees. Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy.	Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>.	
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		
PO34 Development does not result in: a. the use of a premises being impaired or made unlawful; b. dependent activities of a use becoming separated by titling; c. the functioning of the relevant development approval being compromised. Note—For instance, where premises are used for any industrial use that includes an ancillary office, the office cannot be separately titled as it is dependent on the industrial use component. Note—For instance, while the reconfiguring a lot for a multiple dwelling provides individually titled units through a building form plan with a land component, the private courtyard for each unit is to be included in the title of each unit and not in the common property unless expressly required by an overlay. For example, land subject to hazard may necessitate private courtyards be within common property for maintenance purposes.	AO34.1 Development ensures: a. the use of premises remains lawful; b. development remains in compliance with planning and building standards and development approvals. AO34.2 Development of premises for its intended or approved use is lawful and in compliance with planning and building standards and development approvals.	Not applicable – the subdivision is for freehold lots.

Performance outcomes	Acceptable outcomes	Comments
Note—In some instances it is appropriate to allow for reconfiguring a lot of land by either community title or a standard format plan if a combined development application for a material change of use includes an existing building that is to be retained on the site and separately titled. Reconfiguration of an existing use does not materially change the nature of the existing approval.		
If involving a standard format lot with common property such as requiring a community management scheme under the <i>Body Corporate and Community Management Act 1997</i> Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.		
PO35 Development involving common property under the <i>Body Corporate and Community Management Act 1997</i>, provides residential lots that have an appropriate area and dimensions: - for siting and constructing the intended building and any ancillary outbuilding and structure; - for the provision of private open space, vehicle access and parking; - that are consistent with the zone, zone precinct, neighbourhood plan and overlay outcomes applicable to the site. Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be	AO35 No acceptable outcome is prescribed	Not applicable – the subdivision is for freehold lots.

Performance outcomes	Acceptable outcomes	Comments
assessed simultaneously or subsequently against the relevant parts of this code.		
P036 Development provides internal access ways and driveways that: a. are designed to clearly indicate the function of the access way; b. provide acceptable levels of access, functionality, safety, amenity and convenience for users, as well as catering for car parking facilities.	AO36.1 Development for the purposes of residential development or the residential components of development, provides lots that are of a size and dimension to accommodate the following: a. internal access ways that are designed in compliance with Table 9.4.10.3.C; b. internal driveways serving a single dwelling that are a maximum of 3m wide; c. driveways serving more than 3 lots that are at least 4m wide.	Not applicable – the subdivision is for freehold lots.
	AO36.2 Development involving other purposes, has internal access ways and driveways in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	

Landscape Works Code

All landscape works will comply with any conditions of approval. Given this, a full assessment against this code is not required.

Outdoor Lighting Code

All outdoor lighting will comply with any conditions of approval. Given this, a full assessment against this code is not required.

Park planning and Design Code

There is no park proposed within this development application. Given this, a full assessment against this code is not required.

Filling and Excavation Code

Table 9.4.3.3.A – Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Proposal
PO1 Development for 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: i. 2.5m in a zone in the Industry zones category; ii. 1m in all other zones, or if adjoining a sensitive zone.	Complies – cut and fill will not exceed 1m.
PO2 Development of a retaining wall proposed as a result of filling or excavation : i. is designed and constructed to be fit for purpose; ii. does not impact adversely on significant vegetation; iii. is capable of easy maintenance. Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation. Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.	AO2.1 Development of a retaining structure, including footings, surface drainage and subsoil drainage: i. is wholly contained within the site; ii. if the total height to be retained is greater than 1m, then: • the retaining wall at the property boundary is no greater than 1m above the ground level; • all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; • 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.	Not applicable – no retaining walls are proposed.
	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 .	Not applicable – no retaining walls are proposed.

Performance outcomes	Acceptable outcomes	Proposal
	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.	Not applicable – no retaining walls are proposed.
	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 .	Not applicable – no fill is proposed to be imported to the site.
PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	AO3 Development ensures that a rock anchor: i. is constructed in accordance with the standards in the Infrastructure design planning scheme policy; v. where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	Not applicable – no rock anchors are proposed.
PO4 Development protects all services and public utilities.	AO4 Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	Complies – any damage to services or utilities will be repaired as required
PO5 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	AO5 Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy .	Complies – all stormwater will be discharged to Park Terrace.
PO6	AO6	Complies – no open drainage is proposed.

Performance outcomes	Acceptable outcomes	Proposal
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. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	Filling or excavation does not involve the construction of open drainage.	
PO7 Development for filling or excavation: v. does not degrade water quality or adversely affect environmental values in receiving waters; i. 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. 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.	Not applicable – water quality treatment is not required. Complies – all E&SD will be delivered in line with infrastructure 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. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in	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. AO8.2 Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	Complies – development will comply with all construction emissions standards. Complies – development will comply with the hours of operation.

Performance outcomes	Acceptable outcomes	Proposal
demonstrating achievement of this performance outcome.		
PO9 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.B, Table 9.4.3.3.C, Table 9.4.3.3.D and Table 9.4.3.3.E. Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO9 Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	Complies – development will comply with all construction emissions standards.
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: i. occur for a maximum of 3 weeks; ii. use a major road to access the site; iii. 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.	Not applicable – no heavy truck movements are considered for the development.
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: iii. excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; i. filling with material containing a contaminant.	Complies – the land is not on the EMR.
PO12	AO12.1	Complies – all landscaping will comply with Council's standards.

Performance outcomes	Acceptable outcomes	Proposal
Development provides for: i. landscaping for water conservation purposes; ii. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; iii. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy .	
	AO12.2 Development ensures that the design and requirements for irrigation are in compliance with the standards in the Landscape design guidelines for water conservation planning scheme policy .	Complies – all irrigation will comply with Council's standards.
	AO12.3 Development provides areas of pavement, turf and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	Complies – all landscaping will comply with Council's standards.
PO13 Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	AO13 Development does not involve the creation of canals or artificial waterways.	Complies – no canals or artificial waterways are proposed

Infrastructure Design Code

Table 9.4.4.3.A – Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Proposal
PO1 Development provides roads, pavement, edging and landscaping which: j. are designed and constructed in accordance with the road hierarchy; i. provide for safe travel for pedestrians, cyclists and vehicles; i. provide access to properties for all modes; i. provide utilities; k. provide high levels of aesthetics and amenity, improved liveability and future growth; k. provide for the amelioration of noise and other pollution; i. provide a high-quality streetscape; i. provide a low-maintenance asset with a minimal whole-of-life cost. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	AO1 Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Not applicable – no roads are required to be provided.
PO2 Development provides road pavement surfaces which: i. are well designed and constructed;	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.	Not applicable – no roads are required to be provided.

Performance outcomes	Acceptable outcomes	Proposal
v. durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; v. ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access; i. allows for reasonable travel comfort.		
PO3 Development provides a pavement edge which is designed and constructed to: i. control vehicle movements by delineating the carriageway for all users; i. 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.	Complies – all infrastructure will be provided in accordance with Council's standards.
PO4 Development provides verges which are designed and constructed to: k. provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; k. provide a sufficient area for public utility services; i. be maintainable by the Council.	AO4 Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Complies – all infrastructure will be provided in accordance with Council's standards
PO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which:	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	Not applicable – no laneway is required.

Performance outcomes	Acceptable outcomes	Proposal
i. allows equitable access for all modes; i. is safe and secure; v. has 24-hour access; v. is a low-speed shared zone environment; i. has a high-quality streetscape.	streetscape locality advice standards in the Infrastructure design planning scheme policy.	
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: i. an effective, high-quality paved roadway; i. an effective, high-quality roadway kerb and channel; k. safe, high-quality vehicle crossings over channels and verges; l. safe, accessible, high-quality verges compatible and integrated with the surrounding environment; i. safe vehicle access to the site that enables ingress and egress in a forward gear; i. provision of and required alterations to public utilities; i. effective drainage; v. 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: v. concrete kerb and channel; i. forming and grading to verges; i. crossings over channels and verges; i. a constructed bikeway; k. a constructed verge or reconstruction of any damaged verge; l. construction of the carriageway; i. payment of costs for required alterations to public utility mains, services or installations; i. construction of and required alterations to public utility mains, services or installations; i. drainage works; v. installation of electrical conduits.	Complies – all infrastructure will be provided in accordance with Council's standards
PO7 Development provides both cycle and walking routes which:	AO7 Development provides cycle and walking routes which are located, designed and constructed in compliance with the	Not applicable – no cycle or walking routes are required to be provided.

Performance outcomes	Acceptable outcomes	Proposal
v. are located, designed and constructed to their network classification (where applicable); i. provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; i. provide safe and comfortable access to properties for pedestrians and cyclists; i. incorporate water sensitive urban design into stormwater drainage; k. provide for utilities; k. provide for a high level of aesthetics and amenity, improved liveability and future growth; i. are a low-maintenance asset with a minimal whole-of-life cost; i. minimise the clearing of significant native vegetation. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	road corridor design and off-road pathway design standards in the Infrastructure design planning scheme policy.	
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.	Not applicable – the development is for RAL. Future houses will be able to accommodate refuse in the rear or side boundary areas.
	AO8.2 Development ensures that refuse and recycling collection and storage location and design do not have any adverse	Not applicable – the development is for RAL. Future houses will be able to accommodate refuse in the rear or side boundary areas.

Performance outcomes	Acceptable outcomes	Proposal
	impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note—Refer to the Refuse planning scheme policy for further guidance.	
PO9 Development ensures that: i. land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; ii. the water supply meets the stated standard of service for the intended use and fire-fighting purposes.	AO9.1 Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.	Complies – connections to water and sewerage infrastructure will be provided to the site.
	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	Complies – connections to water and sewerage infrastructure will be provided to the site.
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: ii. avoid significant native vegetation and areas identified within the Biodiversity areas overlay map; i. minimise earthworks; ii. avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.	Complies – all public infrastructure will be provided in accordance with relevant standards.

Performance outcomes	Acceptable outcomes	Proposal
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	Not applicable – new public utilities and lighting are not required to support the development.
	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 .	Not applicable – new public utilities and lighting are not required to support the development.
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: i. electricity; k. telecommunications services; k. gas service where practicable.	Complies – connections to electricity, telecommunication and gas infrastructure will be provided to the site.
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: i. the additional expense is unlikely to be prohibitive; or i. further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or i. there is a clear gap in the telecommunications network; or v. there is a clear gap in the bandwidth available to the area.	Not applicable – no new conduits are required to support the development.

Performance outcomes	Acceptable outcomes	Proposal
	Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.	
PO13 Development provides public art identified in a neighbourhood plan or park concept plan which: i. is provided commensurate with the status and scale of the proposed development; ii. is sited and designed: • as an integrated part of the project design; • as conceptually relevant to the context of the location; • to reflect and respond to the cultural values of the community; • to promote local character in a planned and informed manner.	AO13 Development provides public art identified in a neighbourhood plan or park concept plan which is sited and designed in compliance with the public art standards in the Infrastructure design planning scheme policy .	Not applicable – no public art is required.
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	AO14 Development provides public signage: i. at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments; ii. which details the location of the key destinations, public spaces and pedestrian linkages in the vicinity, the services available within the development and where they are located. Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law) .	Not applicable – no public signage is required.

Performance outcomes	Acceptable outcomes	Proposal
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 .	Not applicable – no community facilities are required
PO16 Development provides public toilets which: k. are required as part of a community facility or park; k. are located, designed and constructed to be: • safe; • durable; • resistant to vandalism; • able to service expected demand; • 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 .	Not applicable – no public toilets are required
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: i. safe movement of intended users; i. an attractive appearance appropriate to the general surroundings and any adjacent structures; i. functionality and easy maintenance; v. minimal whole-of-life cost; v. longevity; i. current and future services.	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 .	Not applicable – no bridges, tunnels or structures are required

Performance outcomes	Acceptable outcomes	Proposal
Note—All bridges and elevated and associated elements must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.		
PO18 Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for: i. safety; ii. an attractive appearance appropriate to the general surroundings; iii. functionality and easy maintenance; iv. minimal whole-of-life cost; v. longevity; vi. future widening; vii. current and future services; viii. minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns. Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.	AO18 Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	Not applicable – no culverts are required
PO19 Development provides batters, retaining walls, and seawalls and river walls which are designed	AO19 Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in	Not applicable – no batters, retaining walls, seawalls and river walls are required

Performance outcomes	Acceptable outcomes	Proposal
and constructed using proven methods, materials and technology to provide for: j. safety; i. an attractive appearance appropriate to the surrounding area; i. easy maintenance; i. minimal whole-of-life cost; k. longevity; c. minimal water seepage. Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.	compliance with the structures standards in the Infrastructure design planning scheme policy.	
If for development with a gross floor area greater than 1,000m²		
PO20 Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other traffic routes is not unreasonably disrupted and existing landscaping is adequately protected from short- and long-term impacts. Note—The preparation of a construction management plan can assist in demonstrating achievement of this performance outcome. Note—The Transport, access, parking and servicing planning scheme policy provides advice on the management of vehicle parking and deliveries during construction.	AO20 Development ensures that during construction: i. the ongoing use of adjoining and surrounding parks and public spaces, such as malls and outdoor dining, is not compromised; i. adjoining and surrounding landscaping is protected from damage; i. safe, legible, efficient and sufficient pedestrian, cyclist and vehicular accessibility and connectivity to the wider network are maintained.	Not applicable – the development is for RAL.

Performance outcomes	Acceptable outcomes	Proposal
PO21 Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from construction vehicles entering and leaving the site. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO21.1 Development ensures that demolition and construction: - only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays; - do not occur over periods greater than 6 months.	Not applicable – the development is for RAL.
	AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	Not applicable – the development is for RAL.
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	Not applicable – the development is for RAL.
PO22 Development ensures that: - construction and demolition do not result in damage to surrounding property as a result of vibration; - vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E. Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO22 Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	Not applicable – the development is for RAL.
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		

Performance outcomes	Acceptable outcomes	Proposal
PO23 Development ensures that fire hydrants are: i. installed and located to enable fire services to access water safely, effectively and efficiently; k. suitably identified so that fire services can locate them at all hours.	AO23.1 Above or below ground fire hydrants are provided on residential, commercial and industrial streets and private roads, at not more than 90m intervals, and at each street intersection. Note—On residential streets, above ground fire hydrants may be single outlet. On commercial and industrial streets above ground fire hydrants should have dual valved outlets.	Not applicable – the development will not be accessed via common property.
	AO23.2 Fire hydrants are identified by: k. raised reflectorised pavement markers (RRPM) on sealed roads; i. marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants.	Not applicable – the development will not be accessed via common property.
PO24 Development ensures road widths and construction within the development, are adequate for refuse vehicles and for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	AO24 Internal private roads have a minimum roadway clearance between obstructions of 3.5m wide and 4.8m high in addition to any width required for on-street parking.	Not applicable – the development will not be accessed via common property.
Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where not in the Utility services zone precinct of the Special purpose zone		
PO25 Development avoids or otherwise minimises adverse impacts on surrounding land uses through the use of buffers and setbacks and the	AO25 No acceptable outcome is prescribed.	Not applicable – the development is not for bulk water infrastructure.

Performance outcomes	Acceptable outcomes	Proposal
appropriate design and location of plant and operational areas within the site.		
Development potentially impacting on major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where the infrastructure is not in the Utility services zone precinct of the Special purpose zone		
PO26 Development is sited and designed to: i. avoid safety risks to people or property; ii. minimise noise and visual impacts to people and property; iii. ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.	AO26 No acceptable outcome is prescribed.	Not applicable – the development is not for major electricity or bulk water infrastructure.

Stormwater Code

Table 9.4.9.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Proposal
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: j. minimise flooding; i. protect environmental values of receiving waters; i. maximise the use of water sensitive urban design; i. minimise safety risk to all persons; k. maximise the use of natural waterway corridors and natural channel design principles. Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.	AO1 Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy .	Complies – all stormwater will be connected and discharged to Park Terrace via existing and new kerb outlets, ensuring compliance with the AO.
PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage	AO2.1 Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	Not applicable – the site does not flood.

Performance outcomes	Acceptable outcomes	Proposal
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 .	Complies – all stormwater will be connected and discharged to Park Terrace via existing and new kerb outlets, ensuring compliance with the AO.
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	AO3.1 Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.	Complies – all stormwater will be connected and discharged to Park Terrace via existing and new kerb outlets, ensuring compliance with the AO.
	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy .	Complies – all stormwater will be connected and discharged to Park Terrace via existing and new kerb outlets, ensuring compliance with the AO.
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy .	Complies – all stormwater will be connected and discharged to Park Terrace via existing and new kerb outlets, ensuring compliance with the AO.
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	Not applicable – no underground stormwater is located on the site.
PO4 Development provides a stormwater management system which has sufficient capacity to safely	AO4.1 Development provides a stormwater conveyance system which is designed to safely convey flows in compliance	Complies – all stormwater will be connected and discharged to Park Terrace via existing and new kerb outlets, ensuring compliance with the AO.

Performance outcomes	Acceptable outcomes	Proposal
convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	with the standards in the Infrastructure design planning scheme policy .	
	AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy .	Complies – all stormwater will be connected and discharged to Park Terrace via existing and new kerb outlets, ensuring compliance with the AO.
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.	Not applicable – no such infrastructure is required.
PO6 Development ensures that location and design of stormwater detention and water quality treatment: k. minimises risk to people and property; i. provides for safe access and maintenance; i. minimises ecological impacts to creeks and waterways.	AO6.1 Development locates stormwater detention and water quality treatment: i. outside of a waterway corridor; i. offline to any catchment not contained within the development.	Not applicable – no such infrastructure is required
	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 .	Not applicable – no such infrastructure is required

Performance outcomes	Acceptable outcomes	Proposal
P07 Development is designed, including any car parking areas and channel works to: i. reduce property damage; ii. provide safe access to the site during the defined flood event.	A07.1 Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B , Table 9.4.9.3.C , Table 9.4.9.3.D , Table 9.4.9.3.E and Table 9.4.9.3.F . Note—Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan).	Not applicable – the site is not subject to flooding.
	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 .	Not applicable – the development does not include any new or modified roads, and the road network existing is provided to Council standard.
P08 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.	Not applicable – no such infrastructure is located on the site.
	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.	Not applicable – no such infrastructure is located on the site.

Performance outcomes	Acceptable outcomes	Proposal
	Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines .	
	AO8.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure design planning scheme policy .	Not applicable – no such infrastructure is impacted.
	AO8.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure design planning scheme policy .	Not applicable – no such infrastructure is impacted
PO9 Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.	AO9 No acceptable outcome is prescribed.	Complies – impervious areas for the housing over the site is in line with normal % site cover for low density residential sites.
PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	AO10 No acceptable outcome is prescribed.	Complies – The site is able to accommodate the necessary stormwater infrastructure.

Performance outcomes	Acceptable outcomes	Proposal
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: i. existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; i. safe management of stormwater discharge from existing and future up-slope development; i. 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.	Not applicable – no upstream catchment runs through the site with all surrounding sites discharging to their road frontages.
	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy .	Not applicable – no upgrades to stormwater infrastructure is required.
PO12 Development provides stormwater infrastructure which: i. remains fit for purpose for the life of the development and maintains full functionality in the design flood event; i. can be safely accessed and maintained cost effectively; i. ensures no structural damage to existing stormwater infrastructure.	AO12.1 The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy .	Complies – all stormwater infrastructure will be provided in line with Council's standards.
	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.	Not applicable – no manholes are present.
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:	AO13 No acceptable outcome is prescribed.	Complies – all works will comply with E&SC standards during construction.

Performance outcomes	Acceptable outcomes	Proposal
i. the environmental values and water quality objectives of waters; i. waterway hydrology; i. the maintenance and serviceability of stormwater infrastructure. Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.		
PO14 Development ensures that: i. unnecessary disturbance to soil, waterways or drainage channels is avoided; i. all soil surfaces remain effectively stabilised against erosion in the short and long term.	AO14 No acceptable outcome is prescribed.	Complies – all works will comply with E&SC standards during construction.
PO15 Development does not increase: i. the concentration of total suspended solids or other contaminants in stormwater flows during site construction; i. run-off which causes erosion either on site or off site.	AO15 No acceptable outcome is prescribed.	Complies – all works will comply with E&SC standards during construction.
Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following: i. a material change of use for an urban purpose which involves greater than 2,500m² of land that: • will result in an impervious area greater than 25% of the net developable area; or • will result in 6 or more dwellings. i. reconfiguring a lot for an urban purpose that involves greater than 2,500m² of land and will result in 6 or more lots; operational work for an urban purpose which involves disturbing greater than 2,500m² of land.		

Performance outcomes	Acceptable outcomes	Proposal
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. Note—Prescribed water contaminants are defined in the Environmental Protection Act 1994. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	AO16 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	Not applicable – the development is not for an area of land greater than 2,500sqm, more than 6 dwellings or more than 6 lots.
PO17 Development ensures that: i. the discharge of wastewater to a waterway or external to the site is avoided; or ii. if the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment. Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome. Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code.	AO17 No acceptable outcome is prescribed.	Not applicable – the development is not for an area of land greater than 2,500sqm, more than 6 dwellings or more than 6 lots.
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot		

Performance outcomes	Acceptable outcomes	Proposal
PO18 Development protects stormwater infrastructure to ensure the following are not compromised: i. the long term infrastructure for the stormwater network in the Long term infrastructure plans; i. the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan; i. the provision of long term, existing and planned infrastructure for the stormwater network which: • is required to service the development or an existing and future urban development in the planning scheme area; or • is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	AO18 Development protects stormwater infrastructure in compliance with the following: i. for long term infrastructure for the stormwater network, the Long term infrastructure plans; i. for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan; i. the standards for stormwater drainage in the Infrastructure design planning scheme policy.	Not applicable – no stormwater infrastructure is planned for the site.
PO19 Development provides for the payment of extra trunk infrastructure costs for the following: i. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; i. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:	AO19 No acceptable outcome is prescribed.	Not applicable – no trunk stormwater infrastructure is required.

Performance outcomes	Acceptable outcomes	Proposal
- trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development; - other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.		

Transport, access, parking and servicing code

Table 9.4.11.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Proposal
PO1 Development is designed: i. to include a technically competent and accurate response to the transport and traffic elements of the development; ii. in accordance with the standards in the Transport, access, parking and servicing planning scheme policy; iii. to ensure the efficient operation and safety of the development and its surrounds.	AO1 Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies – the proposal provides appropriate access for all lots, in accordance with the code.
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.	Not applicable – the development is not of a major size.
PO3 Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function,	AO3.1 Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies – site access is capable of being established for future dwelling houses over each lot, in alignment with Council standards.

Performance outcomes	Acceptable outcomes	Proposal
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.	Not applicable - no cross-site vehicle access is required.
PO4 Development provides walking and cycle routes through the site which: i. 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; ii. encourage walking and cycling; iii. ensure pedestrian and cyclist safety; iv. provide a direct and legible network. Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.	AO4.1 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: i. create a walking or cycle route along the full frontage of the site; ii. connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	Not applicable – no walking or cycling routes traverse the site or the site frontage.
	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.	Not applicable – no walking or cycling routes traverse the site or the site frontage.
	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.	Not applicable – no walking or cycling routes traverse the site or the site frontage.
PO5 Development provides secure and convenient bicycle parking which:	AO5.1 Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies – bicycle parking can be accommodated in future houses over each lot.

Performance outcomes	Acceptable outcomes	Proposal
j. for visitors is obvious and located close to the building's main entrance; i. 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; k. is easily and safely accessible from outside the site; k. does not impact adversely on visual amenity; i. does not impede the movement of pedestrians or other vehicles; i. is designed to comply with a recognised standard for the construction of bicycle facilities. Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.	AO5.2 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.	Not applicable – the proposal is for RAL.
	AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Not applicable – the proposal is for RAL.
	AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement.	Not applicable – the proposal is for RAL.
	AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable – the proposal is for RAL.
PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users. Note—For a performance outcome the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.	AO6 Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable – the proposal is for RAL.

Performance outcomes	Acceptable outcomes	Proposal
P07 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.	A07 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.	Not applicable – the proposal is for RAL.
P08 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.	A08 No acceptable outcome is prescribed.	Not applicable – the proposal is for RAL.
P09 Development provides access driveways in the road area that are located, designed and controlled to: i. minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; ii. ensure the amenity of adjacent premises, from impacts such as noise and light.	A09.1 No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy).	Not applicable – the development is not a major development.
	A09.2 Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the lowest order road to which the site has frontage.	Complies – a single access crossover can be accommodated for each new lot.
	A09.3 Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies – sight distances are suitable in both directions.

Performance outcomes	Acceptable outcomes	Proposal
	AO9.4 Development provides access driveways in the road area which: i. are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; ii. are not provided through a bus stop, taxi rank or pedestrian crossing or refuge.	Complies – all crossovers are accommodated clear of all street tree and bus, taxi or pedestrian infrastructure.
	AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	Not applicable – no shared access arrangements are required.
PO10 Redevelopment provides for: i. 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; ii. the reinstatement of adjacent footpaths.	AO10 No acceptable outcome is prescribed.	Complies – the existing crossover to Park Terrace will be retained, and a new crossover to Park Terrace will be provided when the new house is constructed for that lot.
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.	Complies – sight distances are suitable for each lot, with the road clear and gently sloped in each direction.

Performance outcomes	Acceptable outcomes	Proposal
	AO11.2 Development ensures that convex mirrors are only used in a site: k. as a secondary support at access driveways; i. in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable – no convex mirrors are proposed or required.
PO12 Development in the City core and City frame as identified in Figure a provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	AO12 Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.	Not applicable – the development is not within this area.

Performance outcomes	Acceptable outcomes	Proposal
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: k. provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or i. for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy. Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.	Not applicable – the development is for a 2 into 2 lot RAL.
PO14 Development ensures that the number of car parking spaces and design of the car parking area:	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.	Not applicable – the development is for a 2 into 2 lot RAL.

Performance outcomes	Acceptable outcomes	Proposal
i. meet the combined design peak parking demand for residential, visitor and business parking; i. allow for the temporal sharing of car-parking spaces for uses with different peak parking demands. Note—In order to demonstrate that adequate car parking is provided, a traffic impact assessment prepared in compliance with the Transport, access, parking and servicing planning scheme policy is to identify the appropriate number of car parking spaces to be provided.	AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.	Not applicable – the development is for a 2 into 2 lot RAL.
PO15 Development provides a car park layout which allows for on-site vehicle parking that: i. is clearly defined, safe and easily accessible; k. is designed to contain potential adverse impacts within the site; k. does not detract from the aesthetics or amenity of an area; i. discourages on-street parking if parking has an adverse traffic management safety or amenity impact; i. 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.	Not applicable – the development is for a 2 into 2 lot RAL.

Performance outcomes	Acceptable outcomes	Proposal
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: i. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; i. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; v. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; v. ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; i. including way-finding cues; i. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.	Not applicable – the development is for a 2 into 2 lot RAL.

Performance outcomes	Acceptable outcomes	Proposal
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: j. denying access to potential canvases through access control techniques; i. reducing potential canvases through canvas reduction techniques; k. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.	Not applicable – the development is for a 2 into 2 lot RAL.
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.	Not applicable – the development is for a 2 into 2 lot RAL.
PO19 Development layout provides for services which: j. 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; k. are clearly defined, safe and easily accessible;	AO19.1 Development ensures that a service bay provided on site: i. 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; i. is located away from street frontages and screened from adjoining premises.	Not applicable – the development is for a 2 into 2 lot RAL.

Performance outcomes	Acceptable outcomes	Proposal
i. are designed to contain potential adverse impacts of servicing within the site; ii. 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.	Not applicable – the development is for a 2 into 2 lot RAL.
	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.	Not applicable – the development is for a 2 into 2 lot RAL.
PO20 Development provides service vehicle access routes to and from the site which minimise the impact on: i. amenity and safety in residential areas; ii. 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.	Not applicable – the development is for a 2 into 2 lot RAL.
If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensional vehicle or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development)		

Performance outcomes	Acceptable outcomes	Proposal
PO21 Development which is freight-dependent development ensures that the traffic generated by the development does not impact on: i. the operation of the transport network; v. the safety and amenity of a residential area; ii. a road not constructed to accommodate a non-standard vehicle such as a road only constructed to accommodate a vehicle that has a legal right of access to all roads including Austroads vehicles classes 1–9.	AO21.1 Development which is freight-dependent development is located on a site which: k. has frontage to or direct access to the freight network in the Road hierarchy overlay via roads in a zone in the Industry zones category; or ii. can be serviced by a route that can act as a primary freight access route and connect to an existing primary freight route without impacting on the safe operation of the road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable – the development is for a 2 into 2 lot RAL.
	AO21.2 Development which is freight-dependent development provides any necessary upgrade to a road used as an access route in compliance with the Infrastructure design planning scheme policy.	Not applicable – the development is for a 2 into 2 lot RAL.

Dwelling House (small-lot) Code (CODE ASSESSABLE) – New House 106 Park Terrace

Table 9.3.8.3.A - Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Proposal / Comment
PO1 Development ensures that a building other than a dwelling house on a site: k. is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site; i. is smaller in size and scale than the dwelling house; i. has the appearance of a building ancillary to the dwelling house; i. is occupied by members of the same household who occupy the dwelling house.	AO1.1 Development comprises not more than 1 dwelling house and 1 secondary dwelling, occupied by 1 household comprising: v. 1 person maintaining a household; or v. 2 or more persons related by blood, marriage or adoption; or i. not more than 5 persons, not necessarily related by blood, marriage or adoption; i. not more than 5 persons under the age of 18 and not necessarily related by blood, marriage or adoption, together with 1 or 2 adult persons who have care or control of them.	Complies – the development includes a single dwelling house and will comply with the condition.
	AO1.2 Development for a secondary dwelling is: i. a maximum of 80m² in gross floor area; k. located within 20m of the dwelling house; k. occupied by 1 or more members of the same household as the dwelling house.	Not applicable – no secondary dwelling is proposed.
PO2 Development is of a bulk and scale that: d. is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; e. does not create overbearing development for adjoining dwelling houses and their private open space;	AO2 Development is contained within: e. the building envelope for the site, created by applying: a. the acceptable outcome for maximum building height; b. the acceptable outcome for front, rear and side boundary setbacks;	See responses below – complies for all but performance outcome for the side setback for the garage.

Performance outcomes	Acceptable outcomes	Proposal / Comment
f. does not impact on the amenity and privacy of residents in adjoining dwelling houses; g. does not result in the loss of significant views or outlook of adjoining residents; h. provides for natural light, sunlight and breezes.	c. acceptable outcomes for built to boundary walls in so far as these determine the building envelope; or f. the approved building envelope for the site to the extent of any inconsistency with (a). Note—Refer to Figure a for examples of the building envelope for a dwelling house on a small lot. Note—The building envelope is not the developable area or building extent, but a three-dimensional envelope that limits the extent of a building in any direction. Note—This acceptable outcome can be demonstrated by preparing a building envelope plan, elevations and sections..	
PO3 Development has a building height that: d. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; e. is consistent with the building height of dwelling houses prevailing in the immediate vicinity; f. contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure b); g. may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity.	AO3 Development: e. in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low–medium density residential zone, 2 or 3 storey mix zone precinct of the Low–medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 7.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 9.5m above ground level and: a. 2 storeys; or b. 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room,	Complies – the proposal is two storeys and less than 9.5m height overall, and less than 7.5m to the eave.

Performance outcomes	Acceptable outcomes	Proposal / Comment
Note—In interpreting PO3(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	laundry, water closet, or other sanitary compartment; or f. is located within an approved building envelope for the site to the extent of any inconsistency with (a). Note—The lowest point forming part of the maximum building height identified in AO3 being 7.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code. Editor's note—For example, the point at which the maximum building height of 7.5m above ground (as provided by AO3) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 7.5m above ground is measured from would remain 1m. Editor's note—In interpretation of what maximum building height is provided for by AO3, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO3, whichever is the	
PO4 Development has a building height that: h. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; i. is consistent with the building height of dwelling houses prevailing in the immediate vicinity. Note—In interpreting PO4(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than	AO4 Development: h. in the Up to 3 storeys zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 9.5 above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 11.5m above ground level and: a. 3 storeys; or b. 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the	Not applicable – the development is not in this area.

Performance outcomes	Acceptable outcomes	Proposal / Comment
50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or i. is located within an approved building envelope for the site to the extent of any inconsistency with (a). Note—The lowest point forming part of the maximum building height identified in AO4 being 9.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code. Editor's note—For example, the point at which the maximum building height of 9.5m above ground (as provided by AO4) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 9.5m above ground is measured from would remain 1m. Editor's note—In interpretation of what maximum building height is provided for by AO4, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO4, whichever is the lesser is the maximum building height.	
PO5 Development provides a front boundary setback that is consistent with and complements the front boundary setbacks prevailing in the street and local area.	AO5 Development results in a minimum street frontage setback that is: e. on the primary street frontage: a. 6m where all adjoining dwelling houses have a setback of 6m or more; or b. the same as the least setback, but not less than 3m, of an adjoining dwelling house where that dwelling house has a setback less than 6m; or c. 3m where there is no adjoining dwelling house; f. on a secondary street frontage: a. 1.5m; or b. 0m for non-habitable spaces up to 3m building height where the secondary street frontage is opposite to the	Not applicable – the front street set-back is set by the Traditional building character (design) overlay code.

Performance outcomes	Acceptable outcomes	Proposal / Comment
	primary street frontage and the road reserve of the secondary street frontage is 8m or less wide and a minor road; g. in addition to either (a) where the setback is less than 5.5m or (b)(i) above, a minimum of 5.5m street frontage setback for garages; or i. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).	
PO6 Development provides side boundary setbacks that: a. does not impact on the amenity and privacy of residents in adjoining dwelling houses; b. provides for natural light, sunlight and breezes.	AO6 Development results in a minimum side boundary setback that is: a. 1m for habitable spaces; or b. 0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of: i. 15m, where located in the Low–medium density residential zone, Medium density residential zone or High density residential zone; or ii. 9m, where in the Low density residential zone or the Character residential zone; or c. 0m where: i. matching the extent of an existing built to boundary wall on the adjoining property; or ii. the adjoining property is 300m² or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone; or iii. on a lot with an average width of 7.5m or less where the adjoining property is 300m² or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone and the adjoining property has no existing built to the boundary wall; or iv. on a lot with an average width of more than 7.5m in the Low density residential zone or the Infill housing zone precinct of the Character residential zone where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for	AO/PO – the side boundary setbacks are 1m, 1.46m and 1.05m to the main walls of the house (complies), and is 200mm for the non-habitable garage, with a maximum length of 6.76m and a maximum and average height of 3.04m. The proposed garage setback will not impact on the amenity of the neighbouring block, with adequate separation between the dwellings in this location (1.8m approx. on neighbouring site, of which majority is hallway and stairway areas). At 200mm and a height of 3m, there is minimal prospect for any change to access to daylight or breezes from the siting of the garage. As such, the proposed garage side setback complies with PO6.

Performance outcomes	Acceptable outcomes	Proposal / Comment
	non-habitable spaces, a maximum height of 3m and a maximum length of 9m; or d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c). Note—A06(c)(ii) and (iii) apply to the development of a dwelling house at the same time as an adjoining dwelling house or adjoining dwelling houses developed at separate times. Editor's note—For the purpose of satisfying A06(c)(iv), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	
P07 Development provides a rear boundary setback that: a. provides for open space and landscaping; b. does not impact on the amenity and privacy of residents in adjoining dwelling houses; c. provides for natural light, sunlight and breezes.	A07 Development results in a minimum rear boundary setback that is: a. 6m, where on a lot with an average depth of more than 25m; or b. on a lot with an average depth of 25m or less: a. 3m, for a part of a building or structure up to 4.5m high; b. 4.5m, for a part of a building or structure over 4.5m high. c. located within an approved building envelope for the site to the extent of any inconsistency with (a) or (b). • Editor's note—in interpreting A07 refer to the deemed compliance with site cover and setback assessment criteria in section 1.7.6.	Complies – the rear boundary setback is 11.4m.
P08 Development provides an even distribution of open space and building footprint, to facilitate a balance of indoor and outdoor recreation and adequate private open space.	A08 Development results in a maximum site cover of: i. 50% where the lot is 400m² or more; or ii. 60% where the lot is 300m² or more and less than 400m²; or iii. 70% where the lot is 200m² or more and less than 300m²; or iv. 80% where the lot is less than 200m².	Complies – the site cover is 36.59%.

Performance outcomes	Acceptable outcomes	Proposal / Comment
P09 Development involving any built to boundary wall does not impact on the amenity or privacy of residents or adjoining residents.	A09.1 Development ensures that a built to boundary wall is: i. for non-habitable rooms or spaces only where the adjoining lot is more than 300m²; ii. not located within 1m of a window of a habitable room in an adjoining dwelling house; iii. not located within the front or rear boundary setbacks; iv. low maintenance and constructed of pre-finished materials. Refer to Figure b and Figure c. Note—Built to boundary walls are distinct from side setbacks. Reduced setbacks for dwelling houses on small lots may be used for habitable space as provided under A02.4.	Compiles – the built to boundary garage is non-habitable, will not be within 1m of any future window on a neighbouring house, is not within the front setback and will be constructed of low maintenance pre-finished materials.
	A09.2 Development does not include any built to boundary walls in the Character zone precinct of the Character residential zone other than: i. matching the extent of an existing built to boundary wall on adjoining premises; or ii. on a lot with an average width of more than 7.5m where the registered owner of the adjoining premises does not object to a setback less than A02.4(b) but only for non-habitable	Complies , - the non-habitable garage has a height of approximately 3m, is 6.76m long.

Performance outcomes	Acceptable outcomes	Proposal / Comment
	spaces, a maximum height of 3m and a maximum length of 9m. Editor's note — For the purposes of satisfying A04.2(b), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	
PO10 Development results in building length and bulk of a domestic scale which minimises overbearing for adjoining dwelling houses and their private open space.	AO10 Development results in a combined total length of the building or building components of a dwelling house, secondary dwelling and domestic outbuilding that does not exceed 25m. Note—Building length includes garages, decks, balconies, verandahs and other projections and excludes eaves, sunhoods and other building work exempt from assessment.	Complies – the combined total length of the building is 21.82m.
PO11 Development ensures that a dwelling house is orientated to the street to facilitate casual surveillance of the street and provide visual interest. Note—This performance outcome is not applicable for a rear lot.	AO11 Development results in the dwelling house having windows to habitable rooms or balconies on the facades facing the street. Note—This acceptable outcome is not applicable for a rear lot.	Complies- habitable windows are present to the street.
PO12 Development ensures that vehicle access and parking is accommodated on site with: i. vehicle access of an appropriate grade and width to facilitate safe property access;	AO12.1 Development provides a minimum number of on-site car parking spaces comprising: i. 1 car parking space for the dwelling house; i. 1 car parking space for any secondary dwelling on the same site	Complies – 2 car parks are provided in the garage.

Performance outcomes	Acceptable outcomes	Proposal / Comment
i. a driveway crossover width that does not visually dominate the appearance of the dwelling house when viewed from the street; j. an appropriate number of car parking spaces for the scale of the dwelling house and the normal activities of a household.	i. where a garage is provided, 1 car parking space forward of the garage other than a garage located on a secondary street frontage. Editor's note — Compliance with AO7.1(c) does not have the effect of reducing a street frontage setback less than identified in AO2.3 but may require a greater setback to the extent of the parking space.	
	AO12.2 Development provides vehicular crossings that: i. have a maximum crossover width of 4m (excluding apron tapers); k. comply with standard drawing BSD-2022 or BSD-2021 for a rear lot; l. comply with standard drawing BSD-2024 (where 3.75m footpath width) or BSD-2025 (where 4.25m footpath width).	Complies - the proposed crossover is 3m wide.
PO13 Development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.	AO13.1 Development of a lot with any street frontage of: i. 7.5m or less has a maximum of 3.5m wide single-width car accommodation only; or i. more than 7.5m has up to double-width car accommodation. Editor's note — Double-width car accommodation is of sufficient width to accommodate two cars side by side; otherwise the car accommodation is single-width car accommodation.	Complies- the lot is greater than 7.5m wide and is allowed double width car parking.
	AO13.2 Development involving tandem car parking is constructed in accordance with Figure d.	Not applicable – no tandem parking is proposed.

Performance outcomes	Acceptable outcomes	Proposal / Comment
	AO13.3 Development involving double-width car parking is: i. 6m maximum door width for a garage or total width where a carport or combination of both; or v. may have a door on the front of a carport; v. for a garage where not built to the side boundary, the garage door is recessed from the street frontage of the building at least 1m beneath the: • upper storey, balcony or verandah of a 2 or more storey building; or • eave of a single-storey building; i. for a garage built to the side boundary, is not recessed for the part of the garage between the building and the side boundary. Note — AO8.3(c) applies to the extent of the garage door only and does not include features such as posts that support the upper storey, balcony or verandah. Editor's note — AO8.3(d) overrides the provisions of AO8.3(c) to the extent that the garage element extends towards a side boundary beyond the balance of the building. For example, a 3m wide garage built to a side boundary would not need to be recessed in accordance with AO8.3(c) where the balance of the building was setback 3m or more from the same side boundary.	Complies – double width parking is used with a maximum door width not exceeding 6m and is recessed 1m behind the upper level balcony.
	AO13.4 Development involving car accommodation constrained by a steeply sloping site (a slope of 1 in 4 or greater between the front boundary and building setback):	Not applicable – the site is not in a sloping street.

Performance outcomes	Acceptable outcomes	Proposal / Comment
	i. may have a double-car carport or garage with a maximum internal width of 6m (excluding eaves) that may be constructed closer to the road alignment than the house; i. may include a crossover for the full width of the car accommodation. Refer to Figure e. Note—This acceptable outcome supersedes the street frontage setback requirements in AO2.3	
PO14 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.	AO14.1 Development that is within 2m for the storey closest to the ground level or 9m for storeys above, of a neighbouring dwelling house (refer to Figure f) incorporates windows, decks, balconies, terraces or roof decks that: k. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure g; or k. where a window, have: • sill heights of 1.5m above the floor level of that storey; or • are covered by fixed obscure glazing in any part of the window below 1.5m above floor level of that storey; or • have fixed external screens; or • where at the ground storey, fencing to a height of 1.5m above ground-storey floor level; i. where a deck, balcony, terrace, or roof deck have fixed screening.	Complies – any screening required will comply with the conditions of development.
	AO14.2 Development ensures that a roof deck or viewing platform: i. is set back at least 1.5m from the side boundary;	Not applicable – no roof deck is proposed.

Performance outcomes	Acceptable outcomes	Proposal / Comment
	i. has a floor level no more than 7m above ground level or 1.5m less than the height of the roof, whichever is less.	
	AO14.3 Development incorporates screening devices that are: ✓ solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure h and Figure i); ✓ offset a minimum of 0.3m from the face of the wall around any window. Note—Screening devices may be hinged to facilitate emergency egress only.	Complies – any screening required will comply with the conditions of development.
PO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface of roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.	AO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection.	Complies – all drainage will comply with conditions and standards.

Performance outcomes	Acceptable outcomes	Proposal / Comment
Note—The Queensland Development Code outlines requirements for surface and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface or roof-water drainage connection is not required through an adjoining property.		
If for single-storey adaptable housing constructed to include the adaptable housing elements listed in Table 9.3.8.3.B		
PO16 Development ensures that housing is able to be readily adapted to a resident's changing life-cycle needs.	AO16 Development for a dwelling house or secondary dwelling, including associated external areas, is constructed in accordance with Table 9.3.8.3.B.	Not applicable – the development is not for adaptable housing.
PO17 Development minimises the impacts of a dwelling house on adjoining dwelling houses and their associated private open space by: i. maintaining access to sunlight, daylight and privacy; ii. ensuring building size and bulk does not create overbearing development for adjoining dwelling houses and their private open space.	AO17.1 Development: i. has a maximum wall height of 4.5m above ground level; ii. is no more than 1 storey above ground level; iii. has a minimum street frontage setback of 3m excluding uncovered stairs and ramps; iv. otherwise complies with setbacks specified in AO2.	Not applicable – the development is not for adaptable housing.
	AO17.2 Development of a dwelling house contains a minimum of one single car garage with a minimum width of 4m.	Not applicable – the development is not for adaptable housing.

Dwelling House (small-lot) Code (CODE ASSESSABLE) – Existing House 104 Park Terrace

Table 9.3.8.3.A - Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Proposal / Comment
PO1 Development ensures that a building other than a dwelling house on a site: i. is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site; ii. is smaller in size and scale than the dwelling house; iii. has the appearance of a building ancillary to the dwelling house; iv. is occupied by members of the same household who occupy the dwelling house.	AO1.1 Development comprises not more than 1 dwelling house and 1 secondary dwelling, occupied by 1 household comprising: i. 1 person maintaining a household; or ii. 2 or more persons related by blood, marriage or adoption; or iii. not more than 5 persons, not necessarily related by blood, marriage or adoption; iv. not more than 5 persons under the age of 18 and not necessarily related by blood, marriage or adoption, together with 1 or 2 adult persons who have care or control of them.	Complies – the development includes a single dwelling house and will comply with the condition.
	AO1.2 Development for a secondary dwelling is: i. a maximum of 80m² in gross floor area; ii. located within 20m of the dwelling house; iii. occupied by 1 or more members of the same household as the dwelling house.	Not applicable – no secondary dwelling is proposed.
PO2 Development is of a bulk and scale that: i. is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; ii. does not create overbearing development for adjoining dwelling houses and their private open space;	AO2 Development is contained within: g. the building envelope for the site, created by applying: a. the acceptable outcome for maximum building height; b. the acceptable outcome for front, rear and side boundary setbacks;	See responses below – complies for all but performance outcome for the side setback.

Performance outcomes	Acceptable outcomes	Proposal / Comment
k. does not impact on the amenity and privacy of residents in adjoining dwelling houses; l. does not result in the loss of significant views or outlook of adjoining residents; m. provides for natural light, sunlight and breezes.	c. acceptable outcomes for built to boundary walls in so far as these determine the building envelope; or h. the approved building envelope for the site to the extent of any inconsistency with (a). Note—Refer to Figure a for examples of the building envelope for a dwelling house on a small lot. Note—The building envelope is not the developable area or building extent, but a three-dimensional envelope that limits the extent of a building in any direction. Note—This acceptable outcome can be demonstrated by preparing a building envelope plan, elevations and sections..	
PO3 Development has a building height that: h. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; i. is consistent with the building height of dwelling houses prevailing in the immediate vicinity; j. contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure b); k. may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity.	AO3 Development: g. in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low–medium density residential zone, 2 or 3 storey mix zone precinct of the Low–medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 7.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 9.5m above ground level and: a. 2 storeys; or b. 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room,	Complies – the proposal is two storeys and less than 9.5m height overall, and less than 7.5m to the eave.

Performance outcomes	Acceptable outcomes	Proposal / Comment
Note—In interpreting PO3(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	laundry, water closet, or other sanitary compartment; or h. is located within an approved building envelope for the site to the extent of any inconsistency with (a). Note—The lowest point forming part of the maximum building height identified in AO3 being 7.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code. Editor's note—For example, the point at which the maximum building height of 7.5m above ground (as provided by AO3) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 7.5m above ground is measured from would remain 1m. Editor's note—In interpretation of what maximum building height is provided for by AO3, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO3, whichever is the	
PO4 Development has a building height that: j. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; k. is consistent with the building height of dwelling houses prevailing in the immediate vicinity. Note—In interpreting PO4(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than	AO4 Development: j. in the Up to 3 storeys zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 9.5 above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 11.5m above ground level and: a. 3 storeys; or b. 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the	Not applicable – the development is not in this area.

Performance outcomes	Acceptable outcomes	Proposal / Comment
50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or k. is located within an approved building envelope for the site to the extent of any inconsistency with (a). Note—The lowest point forming part of the maximum building height identified in AO4 being 9.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code. Editor's note—For example, the point at which the maximum building height of 9.5m above ground (as provided by AO4) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 9.5m above ground is measured from would remain 1m. Editor's note—In interpretation of what maximum building height is provided for by AO4, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO4, whichever is the lesser is the maximum building height.	
PO5 Development provides a front boundary setback that is consistent with and complements the front boundary setbacks prevailing in the street and local area.	AO5 Development results in a minimum street frontage setback that is: h. on the primary street frontage: 6m where all adjoining dwelling houses have a setback of 6m or more; or - the same as the least setback, but not less than 3m, of an adjoining dwelling house where that dwelling house has a setback less than 6m; or 3m where there is no adjoining dwelling house; i. on a secondary street frontage: 1.5m; or 0m for non-habitable spaces up to 3m building height where the secondary street frontage is opposite to the	Not applicable – the front street set-back is set by the Traditional building character (design) overlay code.

Performance outcomes	Acceptable outcomes	Proposal / Comment
	primary street frontage and the road reserve of the secondary street frontage is 8m or less wide and a minor road; j. in addition to either (a) where the setback is less than 5.5m or (b)(i) above, a minimum of 5.5m street frontage setback for garages; or i. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).	
PO6 Development provides side boundary setbacks that: c. does not impact on the amenity and privacy of residents in adjoining dwelling houses; d. provides for natural light, sunlight and breezes.	AO6 Development results in a minimum side boundary setback that is: e. 1m for habitable spaces; or f. 0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of: i. 15m, where located in the Low–medium density residential zone, Medium density residential zone or High density residential zone; or ii. 9m, where in the Low density residential zone or the Character residential zone; or g. 0m where: i. matching the extent of an existing built to boundary wall on the adjoining property; or ii. the adjoining property is 300m² or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone; or iii. on a lot with an average width of 7.5m or less where the adjoining property is 300m² or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone and the adjoining property has no existing built to the boundary wall; or iv. on a lot with an average width of more than 7.5m in the Low density residential zone or the Infill housing zone precinct of the Character residential zone where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for	Performance Outcome The side boundary setbacks are 900mm to the main wall of the house and the exempt car port. The small relaxation of the side setback is minor in nature (100mm), and will not detract from the amenity and privacy, or use of open space of the neighbouring sites. We note one neighbouring site is in the same ownership and is subject to this application. The northern side neighbour at 100 Park Terrace has a house located 5m from this common side boundary, with their driveway and screen landscaping located in this area. This provides for ample separation between the dwellings, sufficient to ensure there will be no impact to the neighbouring site, in direct accordance with PO6. As such, the propose side setbacks comply with PO6.

Performance outcomes	Acceptable outcomes	Proposal / Comment
	non-habitable spaces, a maximum height of 3m and a maximum length of 9m; or h. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c). Note—A06(c)(ii) and (iii) apply to the development of a dwelling house at the same time as an adjoining dwelling house or adjoining dwelling houses developed at separate times. Editor's note—For the purpose of satisfying A06(c)(iv), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	
P07 Development provides a rear boundary setback that: d. provides for open space and landscaping; e. does not impact on the amenity and privacy of residents in adjoining dwelling houses; f. provides for natural light, sunlight and breezes.	A07 Development results in a minimum rear boundary setback that is: d. 6m, where on a lot with an average depth of more than 25m; or e. on a lot with an average depth of 25m or less: a. 3m, for a part of a building or structure up to 4.5m high; b. 4.5m, for a part of a building or structure over 4.5m high. f. located within an approved building envelope for the site to the extent of any inconsistency with (a) or (b). Editor's note—in interpreting A07 refer to the deemed compliance with site cover and setback assessment criteria in section 1.7.6.	Complies – the rear boundary setback is 19.8 to 24m
P08 Development provides an even distribution of open space and building footprint, to facilitate a balance of indoor and outdoor recreation and adequate private open space.	A08 Development results in a maximum site cover of: v. 50% where the lot is 400m² or more; or v. 60% where the lot is 300m² or more and less than 400m²; or i. 70% where the lot is 200m² or more and less than 300m²; or i. 80% where the lot is less than 200m².	Complies – the site cover is 44%.

Performance outcomes	Acceptable outcomes	Proposal / Comment
P09 Development involving any built to boundary wall does not impact on the amenity or privacy of residents or adjoining residents.	A09.1 Development ensures that a built to boundary wall is: i. for non-habitable rooms or spaces only where the adjoining lot is more than 300m²; k. not located within 1m of a window of a habitable room in an adjoining dwelling house; c. not located within the front or rear boundary setbacks; i. low maintenance and constructed of pre-finished materials. Refer to Figure b and Figure c. Note—Built to boundary walls are distinct from side setbacks. Reduced setbacks for dwelling houses on small lots may be used for habitable space as provided under A02.4.	Not applicable – no built to boundary walls are proposed.
	A09.2 Development does not include any built to boundary walls in the Character zone precinct of the Character residential zone other than: i. matching the extent of an existing built to boundary wall on adjoining premises; or i. on a lot with an average width of more than 7.5m where the registered owner of the adjoining premises does not object to a setback less than A02.4(b) but only for non-habitable	Not applicable – no built to boundary walls are proposed.

Performance outcomes	Acceptable outcomes	Proposal / Comment
	spaces, a maximum height of 3m and a maximum length of 9m. Editor's note — For the purposes of satisfying A04.2(b), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	
PO10 Development results in building length and bulk of a domestic scale which minimises overbearing for adjoining dwelling houses and their private open space.	AO10 Development results in a combined total length of the building or building components of a dwelling house, secondary dwelling and domestic outbuilding that does not exceed 25m. Note—Building length includes garages, decks, balconies, verandahs and other projections and excludes eaves, sunhoods and other building work exempt from assessment.	Complies – the combined total length of the building is approximately 11.5m.
PO11 Development ensures that a dwelling house is orientated to the street to facilitate casual surveillance of the street and provide visual interest. Note—This performance outcome is not applicable for a rear lot.	AO11 Development results in the dwelling house having windows to habitable rooms or balconies on the facades facing the street. Note—This acceptable outcome is not applicable for a rear lot.	Complies- habitable windows are present to the street.
PO12 Development ensures that vehicle access and parking is accommodated on site with: i. vehicle access of an appropriate grade and width to facilitate safe property access;	AO12.1 Development provides a minimum number of on-site car parking spaces comprising: i. 1 car parking space for the dwelling house; i. 1 car parking space for any secondary dwelling on the same site	Complies – 2 car parks are provided in the car port.

Performance outcomes	Acceptable outcomes	Proposal / Comment
v. a driveway crossover width that does not visually dominate the appearance of the dwelling house when viewed from the street; i. an appropriate number of car parking spaces for the scale of the dwelling house and the normal activities of a household.	k. where a garage is provided, 1 car parking space forward of the garage other than a garage located on a secondary street frontage. Editor's note — Compliance with AO7.1(c) does not have the effect of reducing a street frontage setback less than identified in AO2.3 but may require a greater setback to the extent of the parking space.	
	AO12.2 Development provides vehicular crossings that: c. have a maximum crossover width of 4m (excluding apron tapers); i. comply with standard drawing BSD-2022 or BSD-2021 for a rear lot; i. comply with standard drawing BSD-2024 (where 3.75m footpath width) or BSD-2025 (where 4.25m footpath width).	Complies - the proposed crossover is 4m wide.
PO13 Development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.	AO13.1 Development of a lot with any street frontage of: i. 7.5m or less has a maximum of 3.5m wide single-width car accommodation only; or v. more than 7.5m has up to double-width car accommodation. Editor's note — Double-width car accommodation is of sufficient width to accommodate two cars side by side; otherwise the car accommodation is single-width car accommodation.	Complies- the lot is greater than 7.5m wide and is allowed double width car parking.
	AO13.2 Development involving tandem car parking is constructed in accordance with Figure d.	Not applicable – no tandem parking is proposed.
	AO13.3 Development involving double-width car parking is:	Complies – double width parking is used with a maximum width of 6m within the car port in the frontage.

Performance outcomes	Acceptable outcomes	Proposal / Comment
	j. 6m maximum door width for a garage or total width where a carport or combination of both; or i. may have a door on the front of a carport; i. for a garage where not built to the side boundary, the garage door is recessed from the street frontage of the building at least 1m beneath the: • upper storey, balcony or verandah of a 2 or more storey building; or • eave of a single-storey building; i. for a garage built to the side boundary, is not recessed for the part of the garage between the building and the side boundary. Note — AO8.3(c) applies to the extent of the garage door only and does not include features such as posts that support the upper storey, balcony or verandah. Editor's note — A08.3(d) overrides the provisions of AO8.3(c) to the extent that the garage element extends towards a side boundary beyond the balance of the building. For example, a 3m wide garage built to a side boundary would not need to be recessed in accordance with AO8.3(c) where the balance of the building was setback 3m or more from the same side boundary.	
	AO13.4 Development involving car accommodation constrained by a steeply sloping site (a slope of 1 in 4 or greater between the front boundary and building setback): k. may have a double-car carport or garage with a maximum internal width of 6m (excluding eaves) that may be constructed closer to the road alignment than the house;	Not applicable – the site is not in a sloping street.

Performance outcomes	Acceptable outcomes	Proposal / Comment
	k. may include a crossover for the full width of the car accommodation. Refer to Figure e. Note—This acceptable outcome supersedes the street frontage setback requirements in AO2.3	
PO14 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.	AO14.1 Development that is within 2m for the storey closest to the ground level or 9m for storeys above, of a neighbouring dwelling house (refer to Figure f) incorporates windows, decks, balconies, terraces or roof decks that: i. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure g; or ii. where a window, have: • sill heights of 1.5m above the floor level of that storey; or • are covered by fixed obscure glazing in any part of the window below 1.5m above floor level of that storey; or • have fixed external screens; or • where at the ground storey, fencing to a height of 1.5m above ground-storey floor level; iii. where a deck, balcony, terrace, or roof deck have fixed screening.	Complies – any screening required will comply with the conditions of development.
	AO14.2 Development ensures that a roof deck or viewing platform: v. is set back at least 1.5m from the side boundary; v. has a floor level no more than 7m above ground level or 1.5m less than the height of the roof, whichever is less.	Not applicable – no roof deck is proposed.

Performance outcomes	Acceptable outcomes	Proposal / Comment
	AO14.3 Development incorporates screening devices that are: i. solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure h and Figure i); i. offset a minimum of 0.3m from the face of the wall around any window. Note—Screening devices may be hinged to facilitate emergency egress only.	Complies – any screening required will comply with the conditions of development.
PO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface of roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property. Note—The Queensland Development Code outlines requirements for surface and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface or roof-water drainage connection is not required through an adjoining property.	AO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection.	Complies – all drainage will comply with conditions and standards.

Performance outcomes	Acceptable outcomes	Proposal / Comment
If for single-storey adaptable housing constructed to include the adaptable housing elements listed in Table 9.3.8.3.B		
PO16 Development ensures that housing is able to be readily adapted to a resident's changing life-cycle needs.	AO16 Development for a dwelling house or secondary dwelling, including associated external areas, is constructed in accordance with Table 9.3.8.3.B.	Not applicable – the development is not for adaptable housing.
PO17 Development minimises the impacts of a dwelling house on adjoining dwelling houses and their associated private open space by: i. maintaining access to sunlight, daylight and privacy; k. ensuring building size and bulk does not create overbearing development for adjoining dwelling houses and their private open space.	AO17.1 Development: k. has a maximum wall height of 4.5m above ground level; i. is no more than 1 storey above ground level; i. has a minimum street frontage setback of 3m excluding uncovered stairs and ramps; i. otherwise complies with setbacks specified in AO2.	Not applicable – the development is not for adaptable housing.
	AO17.2 Development of a dwelling house contains a minimum of one single car garage with a minimum width of 4m.	Not applicable – the development is not for adaptable housing.