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29/06/2026
APPLICATION REF
A007058715



Brisbane City Plan 2014

Version 34: Effective 12 June 2026

CODE ASSESSMENT

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1.0 Zone Code

1.1 Mixed zone code

1. The purpose of the mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.	
2. The purpose of the zone will be achieved through overall outcomes for: <ul style="list-style-type: none"> a. zone role; b. development location and uses; c. development form; d. the following zone precincts: <ul style="list-style-type: none"> i. Centre frame zone precinct; ii. Corridor zone precinct; iii. Inner city zone precinct. 	
3. Zone role overall outcomes are: <ul style="list-style-type: none"> a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: <ul style="list-style-type: none"> i. Theme 1: Brisbane's globally competitive economy and Element 1.3 – Brisbane's population-serving economy; ii. Theme 2: Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices; iii. Theme 5: Brisbane's CityShape, Element 5.3 – Brisbane's Major Centres and Element 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors. 	
4. Development location and uses overall outcomes are:	Response:
<ul style="list-style-type: none"> a. Development provides for commercial, retail, residential, government, service, community and cultural activities with the preferred mix and emphasis of uses: <ul style="list-style-type: none"> i. activating the Mixed use zone at different times of the day and week to create a vital and vibrant environment and enabling a level of economic and social activity to serve the intended mix of visitors, workers and residents ; ii. tailored to the specific location, role and function of the individual area; iii. consistent with the location-specific provisions in the relevant neighbourhood plan; iv. suited to co-exist with residential uses. 	<p>Complies.</p> <p>The proposal maintains the site's long-established residential use through the replacement of an existing dwelling house with a contemporary family home. Residential development is expressly anticipated within the Mixed use (inner city) zone and, in this instance, represents an appropriate and compatible land use given the surrounding mix of residential, commercial and retail activities. The proposal does not prejudice the operation of surrounding businesses or reduce opportunities for future mixed use development within the locality.</p> <p>The immediate streetscape contains numerous dwelling houses together with small-scale commercial and retail uses operating from existing traditional buildings, reinforcing the appropriateness of the proposed residential use. The</p>

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- b. Development for retail functions complements rather than competes with centres and does not contain large-scale supermarkets unless specified in a neighbourhood plan.
- c. Development supports transit-oriented destinations at public transport focal points located along selected transport corridors immediately surrounding significant centres served by high-frequency public transport, or in the inner city within walking distance of key destinations.
- d. Development for a use that involves a high dependency on cars, including parking stations where a car park, car wash or service station, or that is located in an area that does not benefit from high public transport accessibility is not accommodated in the Mixed use zone.
- e. Development for entertainment functions operating for extended hours or uses that have the potential to generate wider patronage, such as bars, hotels and nightclub entertainment facilities, are not accommodated within the Mixed use zone.
- f. Development for a restaurant is appropriately scaled, positioned and operated to serve the residents and patrons of the Mixed use zone.
- g. Development for a residential use:
- i. does not compromise the provision of an active street frontage where identified in a neighbourhood plan;
 - ii. supports the creation of a walkable centre with the potential for residents to live within walking distance of high-frequency public transport, employment, entertainment and community facilities existing within the Mixed use zone and reduces vehicle-based trips to work, shops and centres;
 - iii. provides a wide choice in housing sizes and housing adaptability that meets the needs of a diverse population and responds to residents' changing life-cycle needs;
 - iv. may include a home-based business where it is of a scale and nature that protects the amenity of adjoining residents.
- h. Development for residential accommodation such as rooming accommodation, a residential care facility or a retirement facility may be suitable within the Mixed use zone where it is consistent with the urban site is located within walking distance of the Brisbane CBD, public transport services, employment opportunities, retail centres and community facilities, supporting the creation of a walkable inner-city neighbourhood and reducing reliance on private vehicles. Vehicle access is proposed from Robert Street, avoiding direct access to Boundary Street and maintaining the functionality of the surrounding road network. The proposal does not involve large-format retail, entertainment, high car-dependent uses or any other activities inconsistent with the purpose of the zone.
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form and primary functions of the area as identified in neighbourhood plans.

- i. Development for research and technology industry only involves low impact operations compatible with sensitive uses and is designed to avoid or minimise noise, odour and air-quality impacts on sensitive uses.
- j. Development is designed, sited and constructed to minimise noise, odour and air-quality impacts on residents consistent with its location in the Mixed use zone, although residents cannot expect to enjoy the same level of noise, odour and air-quality amenity as the low density suburban areas (due to the levels of activity envisaged during the day and evening).
- k. Development for a use that is often provided in a large format such as hardware and trade supplies, garden centre or showroom:
 - i. is limited in area and frontage;
 - ii. provides the level of activation and interface with the street expected of other non-residential uses in the Mixed use zone.

5. Development form overall outcomes are:

- a. Development of buildings is of a height, bulk, scale and form tailored to its specific location and to the characteristics of the site including:
 - i. the nature of the surrounding neighbourhood;
 - ii. proximity to and frequency of public transport networks and services.
- b. Development ensures an intensity and form that is tailored to an individual area, respects existing heritage, character and grain and transitions sensitively to surrounding residential areas.
- c. Development provides a built form that creates a consistent and cohesive streetscape and continuous pedestrian connections and shelter.
- d. Development addresses and interfaces with the street and other adjoining public spaces and provides surveillance of the public domain.
- e. Development provides consistent and cohesive landscape and streetscape treatments, including deep planting, that reinforce the Mixed use zone identity and functionality of public spaces and footpaths, provide breathing spaces and encourage outdoor activity.
- f. Development on large sites:

Response:

Complies.

The proposed dwelling has been carefully designed to respond to the site's physical characteristics, including its sloping topography, dual street frontages and surrounding built form. The building maintains a two-storey scale that is consistent with the established residential character of the locality and incorporates articulated elevations, varied materials and generous landscaping to reduce visual bulk and enhance the streetscape.

The development presents an active and attractive frontage to both streets whilst providing appropriate surveillance of the public realm. Vehicle access from Robert Street minimises impacts on Boundary Street and maintains pedestrian safety and road functionality. The proposal has been designed to avoid adverse impacts upon adjoining properties through compliance with the relevant built form provisions, with the exception of a single, minor performance solution relating to the garage height adjacent to the western

- i. is integrated and coordinated both within the site and in relation to surrounding land uses;
 - ii. provides clear, direct, safe and comfortable internal fine-grained connectivity for pedestrians to key destinations in the vicinity, including to public transport services, active transport links and to public spaces within surrounding land uses.
- g. Development provides vehicular access arrangements that minimise impacts on surrounding land, including amenity and pedestrian connectivity, and protects the functionality of both local and higher order road networks.
- h. Development is sensitively designed and operated to avoid or mitigate any potential adverse impact on an adjoining use.
- 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.

boundary. As demonstrated throughout this report, this variation is negligible in planning terms and does not result in unacceptable impacts on residential amenity, streetscape character or neighbouring development. The proposal appropriately responds to all site constraints and the applicable planning scheme provisions.

6. Inner city zone precinct overall outcomes are:

Response:

- a. Development capitalises on proximity to the City Centre and inner-city specialised centres and Special purpose zone precincts in the Inner city zone precinct.
- b. Development provides for a specific mix of uses that respond to a particular location within the inner city and ensure that the use is appropriate given its proximity to the City Centre and surrounding specialised centres, Special purpose zone precincts and residential areas.

Complies.

The subject site is located within the Inner city zone precinct, where a mix of residential and non-residential uses is encouraged in recognition of its proximity to the Brisbane CBD and surrounding specialised centres. The proposal maintains an established residential use within a highly accessible inner-city location, contributing to the diversity of housing opportunities available within Spring Hill.

The proposed dwelling remains compatible with the surrounding mix of residential, commercial and retail activities and supports the broader planning intent of providing high-quality residential accommodation within close proximity to employment, public transport and community services. The proposal does not compromise the ongoing operation or future development

potential of surrounding land uses and represents an appropriate response to the function and role of the precinct.

7. Centre frame zone precinct overall outcomes are:

Response:

- a. Development capitalises on locations adjacent to a centre, promotes patronage of public transport stations and supports the functions of the adjoining centre in the Centre frame zone precinct.
- b. Development creates a mixed use environment that complements and supports, but is distinguished from and does not compete with, the retail and entertainment functions of adjoining centres.
- c. Development diversifies the range of activities and functions available in the vicinity, including the commercial, residential and community uses that complement the retail focus of adjoining centres.

Not applicable.

The subject site is not located within the Centre frame zone precinct.

8. Corridor zone precinct overall outcomes are:

Response:

- a. Development creates a mixed use environment that capitalises on transport accessibility and promotes patronage of public transport stations along Selected Transport Corridors and is of an intensity and form that is tailored to the area's location along the transport corridor and to the relationship with Growth Nodes on Selected Transport Corridors.

Not applicable.

The subject site is not located within the Corridor zone precinct.

2.0 Neighbourhood Plan Code

2.1 Spring Hill neighbourhood plan code

1. The purpose of the Spring Hill neighbourhood plan code is to provide finer grained planning at a local level for the Spring Hill neighbourhood plan area.	
2. The purpose of the Spring Hill neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.	
3. The overall outcomes for the neighbourhood plan area are:	Response:
a. Spring Hill is a diverse neighbourhood, with higher density mixed use activities bordering the CBD and along major streets, bounding pockets of small-scale, fine-grain residential dwellings.	Complies. The proposal is consistent with the overall outcomes for the Spring Hill neighbourhood plan area by maintaining the site's long-established residential use within a locality characterised by a diverse mix of residential, commercial and community activities. The proposal replaces an ageing dwelling with a contemporary family home that responds to the site's topography, dual street frontages and established urban context.
b. Spring Hill supports an inclusive community and provides a range of housing options for a diverse mix of people, jobs in a variety of sectors, a range of community services and a choice of meeting and gathering places.	
c. Development in Spring Hill reflects the unique character of the neighbourhood and its importance as one of the earliest suburbs settled in Brisbane. This is characterised by large areas of traditional residential dwellings built before 1885 on small allotments within a network of narrow streets and laneways. These buildings and areas make a significant contribution to Brisbane's heritage and character and are to be retained.	Whilst the existing dwelling is of pre-1947 origin, it is not protected by any heritage or character overlay and therefore its replacement does not conflict with the neighbourhood plan's objectives of retaining identified heritage places and character buildings. The proposed dwelling has been carefully designed to provide a high-quality architectural outcome that contributes positively to the streetscape, reinforces the residential character of the immediate locality and respects the surrounding mix of traditional dwellings, commercial character buildings and contemporary development. The proposal supports the continued provision of housing within an accessible inner-city neighbourhood whilst maintaining the unique character and urban form that distinguishes Spring Hill.
d. Development protects and reinforces Spring Hill's extensive heritage and character through the retention, conservation and re-use of heritage places and character buildings.	
e. Development provides a sensitive design response to character dwellings, heritage places, and commercial character buildings that respects the visual integrity of these buildings, and the positive contribution that they make to the character and built form of Spring Hill.	
f. Development reinforces the diverse architecture and urban form that sets Spring Hill apart from other parts of Brisbane and is responsive to each site's specific shape, size, topography, context and setting.	
g. Development is designed to take advantage of Brisbane's subtropical climate and delivers high quality, subtropical architecture. Buildings, the public realm and landscaped spaces are designed to be open, engaging	

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- and green, with shaded spaces and opportunities to interact with the street, and contribute to Brisbane's identity and lifestyle.
- h. Development provides new and enhanced arcades and streetscape treatments in accordance with Figure a to improve the quality and quantity of public spaces in the neighbourhood plan area and enhance recreational opportunities. Improved footpaths and active frontages enhance street amenity and reinforce pedestrian movement.
 - i. Development in the Principal centre zone, District centre zone, Mixed use zone or Community facilities zone provides slender towers that are sited and designed to maintain the openness of street vistas with adequate spacing between buildings to allow for light penetration, air circulation, views and vistas, and privacy, particularly for residential towers.
 - j. Development in the District centre zone, Mixed use zone or Community facilities zone is set back from, and provides a highly landscaped design response to, adjoining sites in the Character residential zone or Low-medium density residential zone to minimise privacy and amenity impacts on residents.
 - k. Development in the Community facilities zone provides physical and visual connections that contribute to the amenity and legibility of the overall pedestrian network. Development integrates with surrounding uses through an articulated and responsive built form, including a strong interface with the public domain at street frontages and welcoming front entrances.
 - l. Development in the Low-medium density residential zone provides a mix of residential options in close proximity to the City Centre (CBD), including Dual occupancy, Dwelling house, and Multiple dwelling uses.
 - m. Development in the Character residential zone protects traditional housing stock.
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4. The City Centre expansion precinct (Spring Hill neighbourhood plan/NPP-001) overall outcomes are:
- a. The City Centre expansion precinct contains a mix of commercial, retail, residential, community and recreational uses, providing a transition in
- Not applicable.
The subject site is not located within the City Centre expansion precinct.
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- height between the CBD and development in the Boundary Street heart precinct and Spring Hill mixed use precinct.
- b. The Principal centre zone develops as a strong economic centre for Spring Hill, encouraging investment and employment in the area and leveraging off its proximity to the CBD and existing major health care and education institutions in the neighbourhood plan area. The Principal centre zone accommodates the highest densities and most diverse range of uses at a scale that is subordinate to the CBD.
 - c. Development facilitates improvements to existing, and the creation of additional, pedestrian connections from Wickham Terrace and Leichhardt Street to Astor Terrace to improve permeability throughout Spring Hill. The key wayfinding spines of Little Edward, Upper Edward, Leichhardt and Wharf Streets are enhanced.
 - d. Astor Terrace is recognised as a weekday, evening and weekend meeting place. Through development, Astor Terrace becomes a key destination for entertainment activities, comprising live music and entertainment venues, and for small ground level active uses including cafes, restaurants and bars.
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5. The Spring Hill mixed use precinct (Spring Hill neighbourhood plan/NPP-002) overall outcomes are:
- a. Development is of a height and scale that is subordinate to development in the City Centre expansion precinct.
 - b. Development in the Mixed use zone or Community facilities zone is set back from, and provides a highly landscaped design response to adjoining sites in the Character residential zone or Low-medium density residential zone to minimise privacy and amenity impacts on residents.
 - c. Development in the Mixed use zone provides a range of built form outcomes which include commercial, residential and creative uses that support the City Centre expansion precinct.
 - d. Development in the Character residential zone maintains the low-rise character of 1 and 2 storey dwellings, while encouraging the reuse of character housing for non-residential activities that maintain the domestic appearance of traditional character houses.
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- Not applicable.
The subject site is not located within the Spring Hill mixed use precinct.

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6. The Boundary Street heart precinct (Spring Hill neighbourhood plan/NPP-003) overall outcomes are:
- a. Development in the District centre zone reinforces Boundary Street as the 'heart' of Spring Hill through support for a mix of uses and as a location for higher-order services.
 - b. Development is of a height and scale that is subordinate to development in the City Centre expansion precinct.
 - c. Development in the District centre zone or Mixed use zone is set back from, and provides a highly landscaped design response to adjoining sites in the Character residential zone or Low-medium density residential zone to minimise privacy and amenity impacts on residents.
 - d. Development in the Mixed use zone supports existing community facilities in the area through the promotion of complementary uses, including Health care service and Short-term accommodation.
 - e. Development promotes Boundary Street as a pedestrian friendly street through a combination of ground level activation, high quality street building and streetscape design, and welcoming front entrances.

Complies.

The subject site is located within the Boundary Street heart precinct where a diverse mix of residential, commercial and community uses is encouraged. The proposal maintains an established residential use that complements the mixed use character of the precinct and supports the continued presence of residents within walking distance of Boundary Street's commercial and community activities. The proposed dwelling is of a scale that is subordinate to the City Centre expansion precinct and is consistent with the prevailing built form of the immediate locality.

The development has been designed to minimise impacts on adjoining properties through appropriate setbacks, articulation and landscaping, with only a minor performance solution relating to the garage height adjacent to the western boundary. This variation is negligible and does not result in adverse amenity impacts. The dwelling presents an attractive architectural outcome to both Boundary Street and Robert Street, contributes positively to the streetscape and maintains an active residential presence that supports the pedestrian-friendly character of Boundary Street. The proposal therefore reinforces the planning intent of the precinct by delivering a high-quality residential outcome that is compatible with the surrounding mix of land uses.

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7. Spring Hill east precinct (Spring Hill neighbourhood plan/NPP-004) overall outcomes are:
- a. Development maintains a mix of small-scale residential, higher density mixed use, and community (education) facilities land uses in the precinct.
 - b. Development in the Mixed use zone is set back from, and provides a highly landscaped design response to adjoining sites in the Character residential zone or Low-medium density residential zone to minimise privacy and amenity impacts on residents.
 - c. The Neighbourhood centre zoned land on Water Street maintains a local activity centre function providing a variety of uses and activities that service local residents. No further expansion of commercial activities into residential areas is to occur.

Not applicable.

The subject site is not located within the Spring Hill east precinct.

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- d. Development in the Mixed use zone provides a transition between the lower density residential portions of Spring Hill to the higher density city frame areas of Bowen Hills and Fortitude Valley. Development is of a higher intensity along St Pauls Terrace, to provide a height transition to the Principal centre zoned land on the opposite side of the road.
 - e. Development in the Low-medium density residential zone along Gregory Terrace forms an urban residential edge to Victoria Park opposite.
 - f. Bedford Playground Park continues to be a central public open space for residents of Spring Hill, offering a range of local and district level informal recreation experiences. Complementary community uses continue to operate from existing community buildings in the park.
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The performance outcomes and acceptable outcomes under the neighbourhood plan do not relate to a dwelling house and therefore these outcomes have not been addressed.

3.0 Use Codes

3.1 Dwelling house (small lot) code

(1) The purpose of the Dwelling house (small lot) code is to assess the suitability of development to which this code applies.	
(2) The purpose of the code will be achieved through the following overall outcomes:	Response:
(a) Development ensures that one dwelling house or one dwelling house and one secondary dwelling is provided on a lot, each occupied by no more than one household.	Complies. The proposal involves the construction of a single detached dwelling house on an existing residential allotment. The development does not include a secondary dwelling or any additional residential accommodation and therefore is entirely consistent with the intended residential density envisaged by the code.
(b) Development for a dwelling house, including a secondary dwelling or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space.	Complies. The proposed dwelling has been designed with appropriate setbacks, building articulation and a compliant building height to ensure neighbouring properties continue to receive reasonable access to daylight and sunlight. The only variation relates to the garage roof, which exceeds the prescribed height by only 300mm adjacent to the western boundary. This minor variation does not materially increase overshadowing or adversely affect access to sunlight or daylight for adjoining dwellings or private open space.
(c) Development for a dwelling house incorporates design and siting to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants.	Complies. The dwelling has been designed to provide a high standard of residential amenity through generous internal living areas, functional room layouts, quality private open space, a swimming pool and landscaped outdoor areas. The design provides excellent visual outlook, natural light and ventilation, creating an appropriate living environment for future occupants.
(d) Development for a dwelling house incorporates design and siting to provide an appropriate level of privacy for occupants of adjoining dwelling houses.	Complies. The proposal incorporates appropriate building setbacks and window placement to minimise opportunities for overlooking adjoining properties. The garage adjoining the western boundary contains no habitable rooms or overlooking

	windows and therefore does not result in privacy impacts. Overall, the dwelling has been designed to maintain an appropriate level of privacy for both future occupants and neighbouring residents.
(e) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents.	Complies. Vehicle access is proposed via Robert Street, a local road, which provides a safe and efficient access arrangement whilst avoiding additional vehicle movements onto Boundary Street, a suburban road within the major road network. The proposal includes a double garage providing sufficient on-site parking for residents and visitors in accordance with the expectations of the planning scheme.
(f) Development ensures that a dwelling house, including a secondary dwelling or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land.	Complies. The subject site is not identified as being affected by flooding under the Brisbane City Plan 2014. Stormwater generated by the development will be appropriately managed through detailed engineering design and lawful connection to Council's stormwater infrastructure, ensuring no adverse impacts occur to upstream, downstream or adjoining properties.
(g) Development ensures that the siting of a dwelling house and any built to boundary walls does not negatively impact on the privacy and amenity of adjoining residents.	Complies. The dwelling has been carefully sited to minimise impacts on adjoining properties. The only performance solution relates to the garage roof, which exceeds the prescribed maximum height by approximately 300mm. This variation is minor, confined to the uppermost portion of the roof and does not materially increase visual bulk, overshadowing, overlooking or loss of amenity. Accordingly, the proposal continues to satisfy the intent of the code and provides an appropriate outcome for neighbouring residents.
(h) Development for a dwelling house, including a secondary dwelling or domestic outbuilding, is of a height that is appropriate to the strategic and local context and meets community expectations. Development has a building height that is predominantly: i.1 or 2 storeys in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low-medium	Complies. The proposed dwelling comprises two storeys with a maximum building height of approximately 7.5m above natural ground level. The development is consistent with the prevailing scale of surrounding residential development and is appropriate within the Mixed use (inner city) zone and the Boundary Street heart precinct. The proposed height respects the established residential character of

<p>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 the Emerging community zone;</p> <p>ii. 3 storeys in the Up to 3 storey zone precinct of the Low-medium density residential zone or the Medium density residential zone.</p>	<p>the locality whilst providing a contemporary built form that responds appropriately to the site's topography and urban context.</p>
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Table 9.3.8.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Response
<p>PO1</p> <p>Development ensures that a building other than a dwelling house on a site:</p> <p>(a) is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site;</p> <p>(b) is smaller in size and scale than the dwelling house;</p> <p>(c) has the appearance of a building ancillary to the dwelling house;</p> <p>(d) is occupied by no more than 1 household.</p>	<p>AO1.1</p> <p>Development comprises not more than one dwelling house and one secondary dwelling, each occupied by one household.</p> <hr/> <p>AO1.2</p> <p>Development for a secondary dwelling is:</p> <p>(a) a maximum of 80m² in gross floor area;</p> <p>(b) located within 20m of the dwelling house.</p>	<p>Complies.</p> <p>The proposal comprises a single detached dwelling house only.</p> <hr/> <p>Complies.</p> <p>No secondary dwelling is proposed and the development is consistent with the intended residential density for the site.</p>
<p>PO2</p> <p>Development is of a bulk and scale that:</p> <p>(a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;</p>	<p>AO2</p> <p>Development is contained within:</p> <p>(f) the building envelope for the site, created by applying:</p> <p>(i) the acceptable outcome for maximum building height;</p>	<p>Performance outcome.</p> <p>The proposed dwelling generally complies with the prescribed building envelope. The only variation relates to the garage roof height adjacent to the western side boundary, which is addressed under PO6. The proposal does not create overbearing development or adversely impact neighbouring amenity, privacy, sunlight or ventilation.</p>

Performance outcomes	Acceptable outcomes	Response
<p>(b) does not create overbearing development for adjoining dwelling houses and their private open space;</p> <p>(c) does not impact on the amenity and privacy of residents in adjoining dwelling houses;</p> <p>(d) does not result in the loss of significant views or outlook of adjoining residents;</p> <p>(e) provides for natural light, sunlight and breezes.</p>	<p>(ii) the acceptable outcome for front, rear and side boundary setbacks;</p> <p>(iii) acceptable outcomes for built to boundary walls in so far as these determine the building envelope; or</p> <p>(g) the approved building envelope for the site to the extent of any inconsistency with (a).</p> <p>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.</p> <p>Note—This acceptable outcome can be demonstrated by preparing a building envelope plan, elevations and sections.</p>	
<p>PO3 Development has a building height that:</p> <p>(h) does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;</p> <p>(i) is consistent with the building height of dwelling houses prevailing in the immediate vicinity;</p> <p>(j) contains a 3 storey component only where necessary to enable a predominantly 2 storey</p>	<p>AO3 Development:</p> <p>(l) 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</p>	<p>Complies.</p> <p>The dwelling has a maximum height of 7.5m to the side and rear walls and remains below the maximum building height of 9.5m. The proposal comprises two storeys and is consistent with the prevailing built form within the locality.</p>

Performance outcomes	Acceptable outcomes	Response
<p>dwelling to address the local circumstances of topography (refer to Figure b);</p> <p>(k) may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity.</p> <p>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.</p>	<p>building height of 9.5m above ground level and:</p> <p>(i) 2 storeys; or</p> <p>(ii) 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, laundry, water closet, or other sanitary compartment; or</p> <p>(m) is located within an approved building envelope for the site to the extent of any inconsistency with (a).</p> <p>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.</p> <p>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</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>maximum building height of 7.5m above ground is measured from would remain 1m.</p> <p>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 lesser is the maximum building height.</p>	
<p>PO4 Development has a building height that:</p> <p>(n) does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;</p> <p>(o) is consistent with the building height of dwelling houses prevailing in the immediate vicinity.</p> <p>Note—In interpreting PO4(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.</p>	<p>AO4 Development:</p> <p>(a) 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:</p> <p>(i) 3 storeys; or</p> <p>(ii) 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 ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or</p>	<p>Not applicable.</p> <p>The subject site is not located within the Up to 3 storeys zone precinct of the Low-medium density residential zone or the Medium density residential zone.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>(b) is located within an approved building envelope for the site to the extent of any inconsistency with (a).</p> <p>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.</p> <p>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.</p> <p>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.</p>	
PO5	AO5	Complies.

Performance outcomes	Acceptable outcomes	Response
Development provides a front boundary setback that is consistent with and complements the front boundary setbacks prevailing in the street and local area.	<p>Development results in a minimum street frontage setback that is:</p> <ul style="list-style-type: none"> (a) on the primary street frontage: <ul style="list-style-type: none"> (i) 6m where all adjoining dwelling houses have a setback of 6m or more; or (ii) 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 (iii) 3m where there is no adjoining dwelling house; (b) on a secondary street frontage: <ul style="list-style-type: none"> (i) 1.5m; or (ii) 0m for non-habitable spaces up to 3m building height where the secondary street frontage is opposite to the primary street frontage and the road reserve of the secondary street frontage is 8m or less wide and a minor road; (c) 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 (d) located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c). 	The proposed primary and secondary street setbacks are consistent with the requirements of AO5 and complement the established streetscape along Boundary Street and Robert Street.
PO6 Development provides side boundary setbacks that:	AO6 Development results in a minimum side boundary setback that is:	Performance outcome. The proposed garage exceeds the maximum permitted height for a reduced side boundary setback

Performance outcomes	Acceptable outcomes	Response
<p>(a) does not impact on the amenity and privacy of residents in adjoining dwelling houses;</p> <p>(b) provides for natural light, sunlight and breezes.</p>	<p>(a) 1m for habitable spaces; or</p> <p>(b) 0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of:</p> <p>(i) 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or</p> <p>(ii) 9m, where in the Low density residential zone or the Character residential zone; or</p> <p>(c) 0m where:</p> <p>(i) matching the extent of an existing built to boundary wall on the adjoining property; or</p> <p>(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</p> <p>(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</p> <p>(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</p>	<p>by approximately 300mm. As detailed in Section 4.4 of this report, the variation is minor and does not adversely affect adjoining amenity, privacy, daylight or ventilation, thereby satisfying the intent of PO6.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m; or</p> <p>(d) located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).</p> <p>Note—Ao6(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.</p> <p>Editor's note—For the purpose of satisfying Ao6(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.</p>	
<p>PO7</p> <p>Development provides a rear boundary setback that:</p> <p>(a) provides for open space and landscaping;</p> <p>(b) does not impact on the amenity and privacy of residents in adjoining dwelling houses;</p> <p>(c) provides for natural light, sunlight and breezes.</p>	<p>AO7</p> <p>Development results in a minimum rear boundary setback that is:</p> <p>(a) 6m, where on a lot with an average depth of more than 25m; or</p> <p>(b) on a lot with an average depth of 25m or less:</p> <p>(i) 3m, for a part of a building or structure up to 4.5m high;</p> <p>(ii) 4.5m, for a part of a building or structure over 4.5m high.</p>	<p>Complies.</p> <p>The proposed rear setback provides adequate separation from adjoining properties whilst maintaining opportunities for landscaping, private open space and access to daylight and ventilation.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>(c) located within an approved building envelope for the site to the extent of any inconsistency with (a) or (b).</p> <p>Editor's note—in interpreting AO7 refer to the deemed compliance with site cover and setback assessment criteria in section 1.7.6.</p>	
<p>PO8 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.</p>	<p>AO8 Development results in a maximum site cover of:</p> <p>(d) 50% where the lot is 400m² or more; or (e) 60% where the lot is 300m² or more and less than 400m²; or (f) 70% where the lot is 200m² or more and less than 300m²; or (g) 80% where the lot is less than 200m².</p>	<p>Complies.</p> <p>The proposed site cover of approximately 55.7% is below the maximum 60% permitted for a site of this size, maintaining an appropriate balance between built form and open space.</p>
<p>PO9 Development involving any built to boundary wall does not impact on the amenity or privacy of residents or adjoining residents.</p>	<p>AO9.1 Development ensures that a built to boundary wall is:</p> <p>(a) for non-habitable rooms or spaces only where the adjoining lot is more than 300m²; (b) 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; (d) low maintenance and constructed of pre-finished materials.</p> <p>Refer to Figure c and Figure d.</p>	<p>Performance outcome.</p> <p>The proposal includes a built-to-boundary wall associated with the non-habitable garage. The wall is constructed of durable, low maintenance materials and is located to minimise impacts on adjoining properties. Whilst the garage wall marginally exceeds the maximum height prescribed under AO6 by approximately 300mm, the additional height occurs only at the uppermost portion of the roof and does not materially increase the visual bulk or create adverse privacy or amenity impacts. The garage contains no habitable rooms or overlooking windows and therefore maintains the intent of PO9 by providing an appropriate built-to-boundary outcome</p>

Performance outcomes	Acceptable outcomes	Response
	<p>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.</p> <hr/> <p>AO9.2 Development does not include any built to boundary walls in the Character zone precinct of the Character residential zone other than:</p> <ul style="list-style-type: none"> (e) matching the extent of an existing built to boundary wall on adjoining premises; or (f) 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 AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m. <p>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.</p>	<p>that is compatible with adjoining residential development.</p> <hr/> <p>Not applicable. The site is not located within a character residential area.</p>
<p>PO10 Development results in building length and bulk of a domestic scale which minimises overbearing for adjoining dwelling houses and their private open space.</p>	<p>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.</p>	<p>Complies. The house has a length of 25m.</p>

Performance outcomes	Acceptable outcomes	Response
	Note—Building length includes garages, decks, balconies, verandahs and other projections and excludes eaves, sunhoods and other building work that comprise prescribed accepted development.	
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 room windows and active building elements address both street frontages, providing passive surveillance and contributing positively to the streetscape.
PO12 Development ensures that vehicle access and parking is accommodated on site with: (a) vehicle access of an appropriate grade and width to facilitate safe property access; (b) a driveway crossover width that does not visually dominate the appearance of the dwelling house when viewed from the street; (c) an appropriate number of car parking spaces for the scale of the dwelling house and the normal activities of a household.	AO12.1 Development provides a minimum number of on-site car parking spaces comprising: (d) 1 car parking space for the dwelling house; (e) 1 car parking space for any secondary dwelling on the same site; (f) 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 AO12.1(c) does not have the effect of reducing a street frontage setback less than identified in AO5 but may require a greater setback to the extent of the parking space.	Complies. Vehicle access is provided via Robert Street and the development includes a double garage providing adequate on-site parking. The proposed crossover has been designed in accordance with Council's requirements.
	AO12.2	Complies.

Performance outcomes	Acceptable outcomes	Response
	<p>Development provides vehicular crossings that:</p> <ul style="list-style-type: none"> (g) have a maximum crossover width of 4m (excluding apron tapers); (h) 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). 	<p>Vehicle access is provided via Robert Street and the development includes a double garage providing adequate on-site parking. The proposed crossover has been designed in accordance with Council's requirements.</p>
<p>PO13 Development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.</p>	<p>AO13.1 Development of a lot with any street frontage of:</p> <ul style="list-style-type: none"> (j) 7.5m or less has a maximum of 3.5m wide single-width car accommodation only; or (k) more than 7.5m has up to double-width car accommodation. <p>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.</p>	<p>Complies. The proposed double garage is appropriate for the width of the site and has been integrated into the dwelling's architectural design to minimise visual dominance when viewed from the street.</p>
	<p>AO13.2 Development involving tandem car parking is constructed in accordance with Figure e.</p>	<p>Not applicable. The proposal does not involve tandem parking.</p>
	<p>AO13.3 Development involving double-width car parking is:</p>	<p>Complies. The proposed double garage is appropriate for the width of the site and has been integrated into the dwelling's architectural design to minimise visual dominance when viewed from the street.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>(a) 6m maximum door width for a garage or total width where a carport or combination of both; or</p> <p>(b) may have a door on the front of a carport;</p> <p>(c) 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:</p> <p>(i) upper storey, balcony or verandah of a 2 or more storey building; or</p> <p>(ii) eave of a single-storey building;</p> <p>(d) for a garage built to the side boundary, is not recessed for the part of the garage between the building and the side boundary.</p> <p>Note—AO13.3(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.</p> <p>Editor's note—A013.3(d) overrides the provisions of AO13.3(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 AO13.3(c) where the balance of the building was setback 3m or more from the same side boundary.</p>	
	AO13.4	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	<p>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):</p> <ul style="list-style-type: none"> (a) 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; (b) may include a crossover for the full width of the car accommodation. <p>Refer to Figure f.</p> <p>Note—This acceptable outcome supersedes the street frontage setback requirements in AO5</p>	<p>The site does not include a slope of 1 in 4.</p>
<p>PO14 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.</p>	<p>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 g) incorporates windows, decks, balconies, terraces or roof decks that:</p> <ul style="list-style-type: none"> (c) are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h; or (d) where a window, have: <ul style="list-style-type: none"> (i) sill heights of 1.5m above the floor level of that storey; or (ii) are covered by fixed obscure glazing in any part of the window below 1.5m above floor level of that storey; or 	<p>Complies. The dwelling has been designed with appropriate setbacks, window placement and building orientation to minimise opportunities for overlooking and maintain the privacy of adjoining residents.</p>

Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> (iii) have fixed external screens; or (iv) where at the ground storey, fencing to a height of 1.5m above ground-storey floor level; (e) where a deck, balcony, terrace, or roof deck have fixed screening. 	
	<p>AO14.2 Development ensures that a roof deck or viewing platform:</p> <ul style="list-style-type: none"> (f) is set back at least 1.5m from the side boundary; (g) has a floor level no more than 7m above ground level or 1.5m less than the height of the roof, whichever is less. 	<p>Not applicable. The proposal does not include a viewing platform.</p>
	<p>AO14.3 Development incorporates screening devices that are:</p> <ul style="list-style-type: none"> (h) 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 i and Figure j); (i) offset a minimum of 0.3m from the face of the wall around any window. <p>Note—Screening devices may be hinged to facilitate emergency egress only.</p>	<p>Complies. The dwelling has been designed with appropriate setbacks, window placement and building orientation to minimise opportunities for overlooking and maintain the privacy of adjoining residents.</p>

Performance outcomes	Acceptable outcomes	Response
<p>PO15</p> <p>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 or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.</p> <p>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.</p>	<p>AO15</p> <p>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.</p>	<p>Complies.</p> <p>Stormwater will be lawfully managed and discharged in accordance with Council requirements, ensuring no adverse impacts on adjoining properties.</p>
<p>If for single-storey adaptable housing constructed to include the adaptable housing elements listed in Table 9.3.8.3.B</p>		
<p>PO16</p> <p>Development ensures that housing is able to be readily adapted to a resident's changing life-cycle needs.</p>	<p>AO16</p> <p>Development for a dwelling house or secondary dwelling, including associated external areas, is constructed in accordance with Table 9.3.8.3.B.</p>	<p>Not Applicable</p> <p>The proposed development is not for single-storey adaptable housing.</p>
<p>PO17</p> <p>Development minimises the impacts of a dwelling house on adjoining dwelling houses and their associated private open space by:</p>	<p>AO17.1</p> <p>Development:</p> <p>(c) has a maximum wall height of 4.5m above ground level;</p> <p>(d) is no more than 1 storey above ground level;</p>	<p>Not Applicable</p> <p>The proposed development is not for single-storey adaptable housing.</p>

Performance outcomes	Acceptable outcomes	Response
(a) maintaining access to sunlight, daylight and privacy;	(e) has a minimum street frontage setback of 3m excluding uncovered stairs and ramps;	
(b) ensuring building size and bulk does not create overbearing development for adjoining dwelling houses and their private open space.	(f) complies with setbacks specified in AO6.	
	AO17.2 Development of a dwelling house contains a minimum of one single car garage with a minimum width of 4m.	Not Applicable The proposed development is not for single-storey adaptable housing.