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APPLICATION REF
A007068841

Town Planning Assessment Report

791, 807 & 821 Stafford Road and 16, 16A & 22
Cutbush Road, Everton Park
Lot 56 on RP907701, Lots 3 & 5 on RP126807, Lot 1
on RP117925, Lot 4 on RP72244, Lot 1 on RP107483,
Lot 5 on RP72572 and Lot 4 on RP72572

Preliminary Approval (Variation Request)
Material Change of Use – Centre Activities, Hotel, Bar, Multiple Dwelling
and Rooming Accommodation

Prepared by Plan A Town Planning Pty Ltd
For Enhance Property Investments No. 3 Pty Ltd

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1.0 INTRODUCTION

This Town Planning Report has been prepared by Plan A Town Planning Pty Ltd on behalf of Enhance Property Investments No. 3 Pty Ltd to accompany an application to Brisbane City Council for the purpose of a Preliminary Approval (Variation Request) and Material Change of Use for Centre Activities, Bar, Hotel, Multiple Dwelling and Rooming Accommodation over land located at 791, 807 & 821 Stafford Road and 16, 16A & 22 Cutbush Road, Everton Park and described as Lot 56 on RP907701, Lots 3 & 5 on RP126807, Lot 1 on RP117925, Lot 4 on RP72244 and Lot 1 on RP107483.

The information contained in this report demonstrates compliance with the relevant assessment benchmarks and confirms the proposal's suitability for the site.

1.1 DESCRIPTION OF PROPOSAL

The Applicant is seeking a Preliminary Approval (Variation Request) – Material Change of Use for Centre Activities, Bar, Hotel, Multiple Dwelling and Rooming Accommodation at the subject premises.

The key details of the proposal are as follows:

- The purpose of this Preliminary Approval (Variation Request) is to apply District Centre zoning to part of the subject site to allow for Centre Activities and uses commonly associated with Centre Activities to occur on the premises that is currently zoned Low Density Residential and Character Residential. This will allow these uses to occur without the need for a development approval (subject to code compliance).
- While the residential sites that front Cutbush Road have been approved for a carpark which supports the shopping centre, the fact the land is under residential zoning means that future development applications, for Centre Activities which rely on the car park are subject to Impact Assessment.
- The preliminary approval aims to streamline future development for the shopping centre over the sites that are zoned residential.
- Subsequent development for Centre Activities, Bar, Hotel, Multiple Dwelling and Rooming Accommodation may be undertaken on site pursuant to the proposed Preliminary Approval (Variation Request) without consideration to the current site zoning and overlays.
- The proposal will also override Table 5.9.24.A Material Change of Use for the Everton Centre Sub-precinct (NPP-001a) of the Neighbourhood Plan. This provision prescribes Impact Assessment for new gross floor area not fronting Stafford Road. The main site already fronts Stafford so previous development applications have been able to be processed as Code Assessment in any case, but this change removes uncertainty.
- The proposal will also override AO3.1 of the Everton Park Neighbourhood Plan which specifies a maximum GFA of 125%.
- The proposal is consistent with the established Everton Plaza Shopping Centre and will not adversely impact on adjoining properties. Further, the height, bulk and scale resulting from the Preliminary Approval will be consistent with the prevailing area.

On this basis, we request that the proposal be considered favourably by Council and subsequently approved subject to reasonable conditions.

2.0 APPLICATION DETAILS

2.1 SITE DETAILS

Site Address	791, 807 & 821 Stafford Road and 16, 16A & 22 Cutbush Road, Everton Park
RPD	Lot 56 on RP907701, Lots 3 & 5 on RP126807, Lot 1 on RP117925, Lot 4 on RP72244, Lot 1 on RP107483, Lot 5 on RP72572, Lot 4 on RP72572
Site Area	22,568m ²
Current Land Use	Centre Activities
Local Government	Brisbane City Council
Planning Scheme Requirements	
Planning Scheme	City Plan 2014
Zoning	District Centre ((DC1) District) Zone Character ((CR1) Character) Residential Zone Low Density Residential Zone
Overlays	Airport Environs Overlay Bicycle Network Overlay Bushfire Overlay Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay Dwelling House Character Overlay Flood Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay Traditional Building Character Overlay Transport Noise Corridor Overlay
Neighbourhood / Local Plan	Everton Park Neighbourhood Plan
Neighbourhood / Local Plan Precinct	Everton Park Centre Precinct (NPP-001) Everton Park Centre Sub-Precinct (NPP-001a)

2.2 USE(S) AND IMPROVEMENTS

Site Improvements	The site currently contains the Everton Plaza Shopping Centre and the residential land in question is currently subject to an approval for the purpose of new carparking arrangements on site (A006364755).
Site History	The site is subject to an approval for Building Work, a Material Change of Use and Reconfiguring a Lot for previous extensions to the Shopping Centre (A005917921). A house relocation has also been approved (A006574383) to facilitate car parking upgrades on site as part of a current application (A006364755).
Site Context	The site is located in the suburb of Everton Park in Brisbane's north. The site is approximately 8km from the Brisbane CBD. This area of Everton Park contains a mix of residential, commercial and industrial uses.
Street Frontage	The site has street frontage of approximately 200m to Stafford Road, 120m to Cutbush Road, 112m to Sizer Street and a 30m frontage to South Pine Road.
Access	Access will not change because of this application.
Vegetation	The site is not identified as containing any significant vegetation.
Topography	The land predominantly falls from the north to the south of the site by approximately 8m.
Flooding	The site is subject to the Overland Flow Flood Planning Area, but this area is not subject to the proposed development.

Infrastructure	The site has access to all necessary services and infrastructure.
Road Widening	Road widening will not be required for the proposal and the site does not appear to be subject to any proposed Council upgrades.
Easements	The site contains various easements including: • Easement A – RP907701 • Easement A – RP126807 • Easement B – RP126807 • Easement B – SP115546 These easements are not impacted by the proposal.

The below aerial photo extract that shows the location of the site –



Figure 1- Aerial photo of subject site (Source: Nearmap)

 Subject Site

2.3 DEVELOPMENT APPLICATION DETAILS

Applicant	Enhance Property Investments No. 3 Pty Ltd c/- Plan A Town Planning Pty Ltd PO Box 13 FORTITUDE VALLEY QLD 4006 Contact Person: Matt Geyle Phone: (07) 3846 0807 Email: planning@planatp.com.au
File Reference	19-165
PLANNING SCHEME CONSIDERATIONS	
Development Type	Preliminary Approval (Including a Variation Request) for Material Change of Use for Centre Activities, Bar, Hotel, Multiple Dwelling and Rooming Accommodation.
Level of Assessment	Impact Assessable

OTHER CONSIDERATIONS	
State Interests (SPP)	NATURAL HAZARDS RISK AND RESILIENCE - Flood hazard area - local government flood mapping area
SEQ Regional Plan Land Use Category	Urban Footprint
Referral triggers (See Section 3.1.4)	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material change of use of premises near a State transport corridor or that is a future State transport corridor (Planning Regulation 2017)
Specialist reports provided	Proposed Zoning Map prepared by Studio Arkitecture
Prelodgement advice sought	No

3.0 TOWN PLANNING STATUTORY CONSIDERATIONS

3.1 STATE GOVERNMENT CONSIDERATIONS

3.1.1 Planning Act 2016

In accordance with the provisions of the Planning Act 2016, the application is for a Preliminary Approval (Variation Request) to alter the Planning Scheme. The application is subject to Impact Assessment.

3.1.2 South East Queensland Regional Plan

Under the South East Queensland Regional Plan, the subject site is included within the Urban Footprint. The Urban Footprint identifies land predominantly allocated to provide for the region's urban development needs.

The Regulatory provisions of the South East Queensland Regional Plan do not apply to the site as it is contained within the Urban Footprint.

3.1.3 State Planning Policy

The current state interests detailed within the State Planning Policy are listed below:

Liveable communities and housing:

- Liveable communities
- Housing supply and diversity

Economic growth:

- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism

Environment and heritage:

- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality

Hazards and safety:

- Emissions and hazardous activities
- Natural hazards

Infrastructure:

- Energy and water supply
- State transport infrastructure
- Strategic airports and aviation facilities
- Strategic ports

As identified in City Plan 2014, the Planning Scheme has adopted all elements of the SPP with the exception of the following:

- State interest – Natural hazards, risk and resilience – The bushfire prone area in the planning scheme does not reflect the State mapping layer.
- State interest – Strategic airports and aviation facilities – The building restricted area is not identified in the planning scheme. State interest policy (4) and Assessment benchmark (5), if the development and associated activities within the building restricted area are not addressed via the Australian Noise Exposure Forecast (ANEF) contours, obstacle limitation surfaces or height restriction zones, public safety area, lighting buffer areas, light restriction zones or wildlife hazard buffer zones.

The site is not located within bushfire mapping under the SPP and the proposal will not compromise the outcomes related to the Strategic Airports and Aviation Facilities mapping.

3.1.4 State Development Assessment Provisions

The proposal has been assessed against the State Development Assessment Provisions listed below:

- State Code 1: Development in a State-Controlled Road Environment
- State Code 2: Development in a Railway Environment
- State Code 3: Development in a Busway Environment
- State Code 4: Development in a Light Rail Environment
- State Code 5: Development in a State-Controlled Transport Tunnel Environment
- State Code 6: Protection of State Transport Networks
- State Code 7: Maritime Safety
- State Code 8: Coastal Development and Tidal Works
- State Code 9: Great Barrier Reef Wetland Protection Areas
- State Code 10: Taking or Interfering with Water
- State Code 11: Removal, Destruction or Damage of Marine Plants
- State Code 12: Development in a Declared Fish Habitat Area
- State Code 13: Unexploded Ordnance
- State Code 14: Queensland Heritage
- State Code 15: Removal of Quarry Material from a Watercourse or Lake
- State Code 16: Native Vegetation Clearing
- State Code 17: Aquaculture
- State Code 18: Constructing or Raising Waterway Barrier Works in Fish Habitats
- State Code 19: Category 3 Levees
- State Code 20: Referable Dams
- State Code 21: Hazardous Chemical Facilities
- State Code 22: Environmentally Relevant Activities
- State Code 23: Wind Farm Development
- State Code 24: Urban Design Outcomes for Significant Projects
- State Code 25: Development in South East Queensland Koala Habitat Areas

A copy of the SDAP Mapping Search is attached. The referral is required for this application.

3.2 LOCAL GOVERNMENT CONSIDERATIONS

The Brisbane City Plan 2014 is the relevant Planning Scheme for the Local Government Area of Brisbane City Council. This section provides details of the relevant requirements which influence how the proposal is assessed against the Planning Scheme.

3.2.1 Zoning

The subject site is included within the District Centre ((DC1) District) Zone, the Character Residential ((CR1) Character) Zone and the Low Density Residential Zone of City Plan 2014. The purposes of these zones are as follows:

District Centre Zone –

“The purpose of the district centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.”

Character Residential Zone –

“The purpose of the character residential zone is to:

- (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.”*

Low Density Residential Zone –

“The purpose of the low density residential zone is to provide for:

- (a) a variety of low density dwelling types, including dwelling houses; and*
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.”*

3.2.2 Local / Neighbourhood Plan

The site is identified as being located within the Everton Park Neighbourhood Plan and the Everton Park Centre Precinct NPP-001a.

3.2.3 Defined Development

The Applicant is seeking a Preliminary Approval (Variation Request) – Material Change of Use for Centre Activities, Bar, Hotel, Multiple Dwelling and Rooming Accommodation.

A Multiple Dwelling is consistent with the Brisbane City Plan 2014 definition/s as follows:

Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.

A Bar is consistent with the Brisbane City Plan 2014 definition as follows

Bar means the use of premises, with seating for 60 or less people, for—

- a. selling liquor for consumption on the premises; or*
- b. an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).*

A Hotel is consistent with the Brisbane City Plan 2014 definition as follows:

Hotel—

- a. means the use of premises for—*
 - i. selling liquor for consumption on the premises; or*
 - ii. a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but*
- b. does not include a bar.*

Rooming Accommodation is consistent with the Brisbane City Plan 2014 definition as follows:

Rooming accommodation means the use of premises for—

- a. residential accommodation, if each resident—*
 - i. has a right to occupy 1 or more rooms on the premises; and*
 - ii. does not have a right to occupy the whole of the premises; and*
 - iii. does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and*
 - iv. shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or*
- b. a manager's residence, an office or providing food or other service to residents, if the use is ancillary to the use in paragraph (a).*

3.2.4 Level of Assessment

The application is seeking approval for a Preliminary Approval (Variation Request) – which is subject to Impact Assessment under Section 53(1b) of the Planning Act 2016.

3.2.5 Planning Scheme Assessment Benchmarks

The relevant assessment benchmarks have been identified and addressed in section 4.3 of this Report.

4.0 PLANNING SCHEME ASSESSMENT

This section includes an assessment of the proposal against the relevant assessment benchmarks within the planning scheme.

4.1 OVERVIEW OF RELEVANT MATTERS

The proposed development is considered appropriate for the site and beneficial to the sites future use. Reasons the proposal should be granted approval are as follows:

- The proposal involves a Preliminary Approval (Variation Request) for a Material Change of Use – Centre Activities, Bar, Hotel, Multiple Dwelling and Rooming Accommodation on the site that is zoned District Centre, Low Density Residential and Character Residential.
- The Variation Request will allow for future development of the Everton Plaza Shopping Centre on parts of the premises that are zoned as Low Density Residential and Character Residential which are no longer being used for residential purposes;
- The site has an existing Everton Plaza Shopping Centre with convenient proximity to transport options;
- The proposed uses are consistent with the intent of the District Centre Zone Code.
- The proposal is consistent with the provisions of the Everton Park Neighbourhood Plan and the sub-precinct
- The residential sites that are subject to the Variation Request are located on a part of the site that has recently been approved for an extension to the Shopping Centre in the form of a car park.
- Applying the provisions of the District Centre Zone to the sites that are zoned as Character Residential and Low Density Residential will support the future development of the Everton Plaza Shopping Centre.
- The proposal will also override Table 5.9.24.A Material Change of Use for the Everton Centre Sub-precinct (NPP-001a) of the Neighbourhood Plan. This provision prescribes Impact Assessment for new gross floor area not fronting Stafford Road. The main site already fronts Stafford so previous development applications have been able to be processed as Code Assessment in any case, but this change removes uncertainty.
- The proposal will also override AO3.1 of the Everton Park Neighbourhood Plan which specifies a maximum GFA of 125%.
- The Variation Request seeks to alter the level of assessment of the Low Density Residential and Character Residential Zone; and
- The proposal generally complies with the Planning Scheme requirements as they relate to the site.

4.2 KEY CONSIDERATIONS

The key considerations for the development are as follows:

Site History

4.2.1 Use and Approval History Generally

The Everton Plaza Shopping Centre has occupied the site since 1969 and has undergone multiple expansions over that time that have required development approvals. A portion of the premises subject to this application is zoned as residential as it has historically been improved by dwelling houses. One of these dwellings has been demolished and the other has been approved to be relocated as it is a pre-1947 dwelling. An application has subsequently been applied for over these sites for a car park that will service the Everton Plaza Shopping Centre.

The most relevant development approvals to this application are:

- A006806805: Material Change of Use for Shopping Centre and Extension to Shopping Centre (in progress)
- A006925122: Material Change of Use and Reconfiguring a Lot for Food and Drink Outlet and Office and Access Easement (in progress)
- A006364755: Material Change of Use and Building Work Development Permit for Demolition of Pre-1947 Building in Traditional Building Character Overlay and Extension to Shopping Centre
- A005917921: Material Change of Use, Building Work and Reconfiguring a Lot for Extension to Centre Activities (Shopping Centre), Demolition of a pre-1946 Dwelling House, Boundary Realignment and Access Easement

The approval was most relevant to this application is A006806805 which is for the extension of the Shopping Centre for a car park.

Variation Request

As outlined throughout this report, the proposal seeks a Preliminary Approval (Variation Request) to amend the level of assessment applicable to the sites that are zoned Low Density Residential and Character Residential. Specifically, the request seeks to change the level of assessment for Centre Activities, Bar, Hotel, Multiple Dwelling and Rooming Accommodation from Impact Assessable to reflect the District Centre Zone Code. This variation approval will ensure any future development applications associated with the Everton Plaza Shopping Centre are not subject to Impact Assessment due to the residential zoning.

Applying District Centre zoning would better recognise the site's current context and promote the efficient utilisation of land within an established urban area. Furthermore, retaining a residential zoning would not reflect the recently approved use of the land.

This Preliminary Approval is therefore intended to streamline future development of the Everton Plaza Shopping Centre by establishing an appropriate level of assessment consistent with the strategic intent for the locality. The Variation Request is also beneficial to the future planning and development of the Everton Plaza Shopping Centre, as it provides clarity regarding the long-term use of the land.

The proposed table of assessment can be found in section 5 of this report. It is our view the proposed variation request is consistent with the rest of the Planning Scheme.

Everton Park Neighbourhood Plan Code

As part of the variation request, the Applicant proposes amendments to the Everton Park Neighbourhood Plan Code. The proposed changes relate to AO3.1, which states:

AO3.1

Development has a maximum gross floor area of 125% of the site area.

This provision unnecessarily restricts the future development potential of the Shopping Centre. Given the strategic role of the centre, its substantial landholding and multiple street frontages, the prescribed maximum

gross floor area limit may constrain the ability to development over time. The GFA cap is also in conflict with the strategic intent of the Brisbane City Plan 2014, particularly Strategic Framework Element 1.3 *Brisbane's Population, Service Economy and Centres*, Overall Outcome L4, which states:

"District centres and neighbourhood centres continue to evolve, offering an increasing range of local services and facilities."

By limiting the amount of floor space that can be developed on the site, AO3.1 restricts the Shopping Centre's ability to evolve and respond to changing community needs through the provision of additional services, facilities and employment opportunities.

Furthermore, other planning controls, including maximum building height, site cover, setbacks, landscaping and design requirements, will ensure that future development remains consistent with the intended scale, built form and character outcomes for the locality.

The Applicant also seeks to amend Table 5.9.24.A of the Everton Park Neighbourhood Plan Code, which includes the following assessment trigger:

"If involving a new premises or an existing premises with an increase in gross floor area, where the new premises does not directly front Stafford Road."

This provision is similarly redundant and unnecessarily restricts future development opportunities within the Shopping Centre. The centre comprises multiple lots with frontages to Sizer Street, South Pine Road, Stafford Road and Cutbush Street. Currently the provision may trigger Impact Assessment for development that does not directly front Stafford Road, despite being appropriately located within the established centre precinct and having frontage to other surrounding streets.

The requirement places an unreasonable constraint on future development of the centre and fails to recognise that the centre has multiple frontages. In practice, future development within the centre could be subject to a higher level of assessment based on its relationship to Stafford Road. The provision therefore creates uncertainty the ongoing evolution of the Shopping Centre.

Strategic Framework Alignment

The proposal has appropriately addressed the relevant elements of the Strategic Framework and is considered suitable for the site. In relation to the Strategic Framework of the Brisbane City Plan, particular regard has been given to Elements 1.3 Brisbane's Population Serving Economy and Element 5.5 – Brisbane's Suburban Living Areas. A detailed assessment against these elements is provided in Section 4.3.

The proposal is consistent with Strategic Framework as is for an established District Centre. The site benefits from convenient access to public transport and is situated on Stafford Road, a key connector route providing efficient access to the wider north Brisbane area.

4.3 PLANNING SCHEME ASSESSMENT BENCHMARKS

The below codes have been identified as assessment benchmarks under the planning scheme and an assessment against these provisions are included in the following section of this report.

Strategic Framework Elements	• Element 1.3 – Brisbane's Population Serving Economy • Element 5.5 – Brisbane's Suburban Living Areas
Zone Code	• District Centre Zone Code • Character Residential Zone Code • Low Density Residential Zone Code
Development Codes	• Centre or Mixed Use Code • Filling and Excavation Code • Infrastructure Design Code • Landscape Work Code • Multiple Dwelling Code • Outdoor Lighting Code • Park Planning and Design Code

	- Retirement and Residential Care Facility Code - Stormwater Code - Transport, Access, Parking and Servicing Code - Wastewater Code
Local / Neighbourhood Plan Code	Everton Park Neighbourhood Code
Overlay Codes	- Airport Environs Overlay Code - Bicycle Network Overlay Code - Bushfire Overlay Code - Community Purposes Overlay Code - Critical Infrastructure and Movement Network Overlay Code - Flood Overlay Code - Heritage Overlay Code - Road Hierarchy Overlay Code - Streetscape Hierarchy Overlay Code - Traditional Building Character Overlay Code - Transport Noise Corridor Overlay Code

4.3.1 Element 1.3 – Brisbane’s Population-Serving Economy

Specific outcomes	Land use strategies	Proposed Solutions
SO1 Brisbane provides for a diverse mix of highly accessible retail and commercial locations to service a growing population.	L1 Development for retail and commercial uses accords with the CityShape theme and the zoning pattern.	L1 Not Applicable The subject site is located within the Suburban Living Area under the CityShape 2031 Land Use Strategic Framework Map. As such, the proposal provides for lot sizes to facilitate future residential uses which must need in this locality.
SO2 Brisbane’s City Centre offers the greatest concentration of the highest order retail, personal and community services and facilities, and cultural, recreational and entertainment experiences.	L2.1 Brisbane’s City Centre accommodates future demand for high-order goods, services and facilities that are of a global standard. L2.2 Brisbane’s retail heart expands beyond the Queen Street Mall into new shopping streets and precincts with high-quality pedestrian environments.	L2.1-L2.2 Not Applicable The subject site is not located within Brisbane’s City Centre.
SO3 Brisbane’s Major Centres and Growth Nodes on Selected Transport Corridors contain significant concentrations and diversity of population-serving activities.	L3.1 The largest existing Major Centres at Chermside, Upper Mt Gravatt and Indooroopilly absorb the greatest expansion of population-serving activities. L3.2 Other Major Centres provide opportunities for key points providing access to goods and services in their catchments. L3.3 Centres within the Growth Nodes on Selected Transport Corridors are Brisbane’s key mixed-use areas including business and population-serving economic activities.	L3.1-L3.4 Not Applicable The proposal is not located within a Major Centre, Growth Node or Transport Corridor under the CityShape 2031 Land Use Strategic Framework Map.

	L3.4 Within Growth Nodes on Selected Transport Corridors, business activities, retail, personal and community services and facilities cluster around public transport nodes and are in proximity to high- density residential precincts.	
SO4 Brisbane's district centres and neighbourhood centres continue to service local population needs.	L4 District centres and neighbourhood centres continue to evolve, offering an increasing range of local services and facilities.	SO4 Specific Outcome This application allows the Everton Plaza to evolve by altering two lots that are adjacent to the Shopping Centre which will allow for parking associated with new Shops.
SO5 Brisbane's population-serving economy is supported by home-based businesses.	L5 Home-based business is supported in residential areas where environmental and amenity impacts are managed to best-practice standards.	L5 Not Applicable The proposal does not involve a Home-Based Business.
SO6 Brisbane provides opportunities in its centres for start-up businesses seeking cost-effective business locations.	L6 Opportunities for low-impact manufacturing and industries are provided for in Brisbane's centres where environmental and amenity impacts are managed to best-practice standards.	L6 Not Applicable The proposal does not involve low-impact manufacturing or industries.
SO7 Brisbane preserves opportunities for low impact industry throughout the city in support of a strong population and economic growth.	L7 Industrial premises in the Low impact industry zone or General industry A zone precinct of the Industry zone are protected from encroachment and incompatible uses.	L7 Not Applicable The proposal does not involve an industrial premises.
SO8 Brisbane provides appropriately zoned and accessible areas for large-format retailing.	L8 Large-format retail outlets are developed in highly visible, accessible locations along key transport routes, as identified in a neighbourhood plan or in the Specialised centre zone. Development must integrate with surrounding built form and anticipated development intensity.	L8 Not Applicable The proposal does not involve large-format retail outlets and involves the facilitation of future residential uses within a site zoned as Suburban Living Area under the CityShape 2031 Land Use Strategic Framework Map.
SO9 Brisbane's large public and private community facilities are highly accessible by public transport and are well serviced with a range of associated and supporting services and facilities.	L9 Professional, business and other associated and supporting services and facilities cluster around larger scale public and private health, education, recreational, cultural and other community facilities.	L9 Not Applicable The proposal does not involve community facilities and involves the facilitation of future residential uses within a site zoned as Suburban Living Area under the CityShape 2031 Land Use Strategic Framework Map.

4.3.2 Element 5.5 – Brisbane's Suburban Living Areas

Specific outcomes	Land use strategies	Proposed Solutions
SO1 Suburban Living Areas experience growth in response to local context and needs including	L1 The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living	L.1 Complies The proposal assists the expansion of the Everton Plaza by facilitating future development through a preliminary approval. The

centres, community facilities, medium and high density residential and industrial uses.	Areas.	expansion of the Shopping Centre will cater to the growth of the Everton Park area.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	L2.1 Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.	L2.1 Not Applicable No housing proposed as a part of application.
	L2.2 Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.	L2.2 Not Applicable No housing proposed as a part of application.
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well-located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.	L3.1 Development for small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances. Development for retirement facilities and residential care facilities occurs on well-located sites in Suburban Living Areas. The scale and built form of retirement facilities and residential care facilities is commensurate with the size of the site and sensitive to the surrounding character and amenity of Suburban Living Areas.	L3.1 Not Applicable The proposal seeks preliminary approval for a multiple dwelling as it is a use typically associated with Centre Activities. The proposal does not consider any built form outcomes.
	L3.2 Development for multiple dwellings in the Emerging community zone: a. is restricted to locations provided for in a neighbourhood plan; or b. is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm and the edge: i. of a centre zone other than the Neighbourhood centre zone; or ii. of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework.	L3.2 Not Applicable The proposal is not for multiple dwellings in the Emerging Community Zone.
SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a	L4.1 Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood.	L4.1 Not Applicable Proposed development does not involve infill development.
	L4.2	L4.2 Not Applicable

predominance of detached housing, the presence of mature vegetation and gardens and by local topography is maintained.	The siting, scale and lot coverage of new housing is consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards.	No new housing is proposed as a part of this application.
	L4.3 Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through: a. the retention of mature and significant vegetation; b. the retention of private open space capable of supporting trees and gardens; c. increasing local shade cover along streets; d. local sustainability initiatives such as water-sensitive urban design.	L4.3 Complies The proposal ensures that it does not involve the removal of significant vegetation and will involve water-sensitive urban design.
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	L5.1 District centres are located at nodal points within residential neighbourhoods and function as community destinations, providing localised access to goods and services, including retail, community facilities and low impact industry and localised employment.	L5.1-L5.2 Complies The application relates to an established district centre that serves a local and district catchment.
	L5.2 District centres are the focus for the public transport network within the local catchment of the district centres.	
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	L6.1 Neighbourhood centres are interspersed within residential neighbourhoods and function as local neighbourhood service providers.	L6.1-L6.3 Not Applicable Proposal is for an existing District Centre.
	L6.2 Neighbourhood centres are of a scale which is consistent with surrounding detached housing.	
	L6.3 A new neighbourhood centre which is not in a location provided for in a zone, zone precinct, or neighbourhood plan is to: a. have a gross floor area of 2,500m² or less and a maximum tenancy size of 2,000m² or less; b. have a frontage predominantly to a major road; c. have vehicle site access from a suburban road, a district road or a neighbourhood road; d. be 400m or less walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 3 or more services per hour in peak	

	periods; e. be more than 400m from an existing retail based centre; f. manage the impact on the amenity and character of adjacent uses and the locality consistent with the overall outcomes for the zone, zone precinct and neighbourhood plan for the surrounding uses and locality.	
SO7 Non-residential uses support local character and amenity.	L7 A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following: a. local and district services and shopping with access to public transport services, as well as centres in specific locations and other small-scale non-residential uses such as those within commercial character buildings, providing neighbourhood convenience services within a walkable catchment; b. schools and other community facilities; c. a range of parks, from district sports parks to local recreation parks; d. vegetation and open space, including in backyards, that support local and district ecological functions, including biodiversity and fauna movement, as well as helping reduce the urban heat island effect; e. pedestrian-friendly traffic environments and pedestrian and cyclist connectivity to surrounding areas including some buffered industrial areas that offer locally accessible employment opportunities for residents in the Suburban Living Areas.	L7 Complies The application applies to an existing District Centre that supports that local character and amenity of the shopping centre.
SO8 Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional communities that are fully integrated within the Suburban Living Area and is serviced by appropriate supporting infrastructure and services.	L8 Development: a. considers and responds to known development constraints and those identified through the assessment process; b. preserves valued character and environmental attributes and mitigates unavoidable impacts; c. provides corridors and linkages required to physically integrate development within the locality; d. concentrates the most intense	L8 Not Applicable Proposed development is not in the Emerging Community Zone.

	land uses on well-located sites serviced by appropriate supporting infrastructure; e. is consistent with the scale and pattern of development intended in the zone, zone precinct, or neighbourhood plan.	
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4.3.3 District Centre Zone Code

- (1) *The purpose of the district centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.*

Note—Land in the District centre zone is contained in either the District zone precinct or the Corridor zone precinct.

Note—The Corridor zone precinct is fully covered by neighbourhood plans that contain specific provisions responding to the individual roles and characteristics of the areas that comprise this zone precinct, being corridor centres. As neighbourhood planning is undertaken by the Council, where it is intended that a concentrated node of more intense economic activity be promoted, capitalising on the centre's proximity to a high-frequency public transport station, the Corridor zone precinct may be applied to additional centres along Growth Nodes on Selected Transport Corridors.

- (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) *District zone precinct;*
 - (ii) *Corridor zone precinct.*
- (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:*
 - (i) *Theme 1: Brisbane's globally competitive economy and Element 1.3 – Brisbane's population-serving economy;*
 - (ii) *Theme 5: Brisbane's CityShape, Element 5.5 – Brisbane's Suburban Living Areas and Element 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors.*
- (4) *Development location and uses overall outcomes are:*
- (a) *Development provides a diverse range of centre activities, comprising commercial, retail, government, service, community and cultural activities and level of economic and social activity to serve a district catchment, along with visitors, workers and residents in the centre.*
 - (b) *Development creates community destinations at public transport points within residential neighbourhoods and within a walkable catchment of residents.*
 - (c) *Development is:*
 - (i) *tailored to its specific location and to the role of the individual centre in the District centre zone and the relevant zone precinct;*
 - (ii) *consistent with the location-specific provisions in the relevant neighbourhood plan.*
 - (d) *Development provides activation and surveillance at ground level where adjoining streets and other public spaces.*
 - (e) *Development for a parking station where a car park is not accommodated.*
 - (f) *Development for entertainment functions being a bar, restaurant, hotel or nightclub entertainment facility is appropriately scaled, positioned and operated to enable an 18 hour-a-day 7 day-a-week activity centre.*
 - (g) *Development for a residential use:*
 - (i) *does not compromise the provision of a fully active street frontage and the mix of uses required to sustain an economically and socially sustainable centre serving district needs;*
 - (ii) *supports the creation of a walkable centre with the potential for residents to live within walking distance of and be well connected to high-frequency public transport and employment, entertainment and community facilities existing within the centre and reduces vehicle-based trips to work, shops or 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 where it is consistent with the urban form and primary functions of the centre.*
 - (i) *Development is designed, sited and constructed to minimise noise, odour and air-quality impacts on residents consistent with its location in the District centre zone, although residents cannot expect to enjoy the same level of noise, odour and air-quality amenity as compared with low density suburban areas (due to the high levels of activity envisaged during the day and evening).*
 - (j) *Development for a car wash or service station is carefully sited and designed to minimise any adverse impacts on the vibrancy of the centre and to protect surrounding residential amenity, health and wellbeing.*
 - (k) *Development for uses that are often provided in a large-scale 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 District centre zone;*
 - (iii) *does not dominate the centre or compromise its capacity to accommodate a diversity of uses.*
- (5) *Development form overall outcomes are:*
- (a) *Development is of a scale and intensity that reflects the centre's proximity to, and frequency of, suburban public transport networks and services, and reflects the nature of the surrounding neighbourhood.*
 - (b) *Development incorporates a height and setback that sensitively transitions to adjoining lower density zones or zone precincts.*
 - (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 by incorporating active uses at ground level (with parking located below buildings) to ensure highly active streets and to provide surveillance of the public domain.*
 - (e) *Development provides consistent and cohesive landscaping and streetscaping treatments, including deep planting, that reinforce the District centre zone identity, enhance the functionality of public spaces and footpaths, provide breathing space for users and encourage outdoor activity.*
 - (f) *Development on an independent or large site:*
 - (i) *occurs in an integrated and coordinated manner both within the site and in relation to surrounding land uses;*
 - (ii) *tailors a proposal to increase gross floor area of an existing premises to respond to its specific location and to the characteristics of the site and the centre including:*
 - A. *the location of existing buildings, specialist uses and public transport interchanges;*
 - B. *access arrangements;*
 - C. *the location of and connections to active transport networks;*
 - D. *the shape, frontage, size, orientation and slope of the site;*
 - E. *local neighbourhood identity, topography and views;*
 - F. *the mix of surrounding uses;*
 - G. *the location of surrounding heritage places, parks and environmental features;*
 - (iii) *creates an activated public domain both internally and at the centre edges, with intensive and interactive outward looking uses at ground level that maintain visual connection and physical integration with surrounding land uses;*
 - (iv) *provides clear, direct, safe and comfortable internal fine-grained connectivity for pedestrians to key destinations throughout the centre, including to public transport service and active transport links that provide viable modal choice to centre users and to public spaces and connection points with surrounding land uses.*
 - (g) *Development provides vehicular access arrangements that minimise impacts on surrounding land, including amenity and pedestrian connectivity, and protect 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.*

Note—The District centre zone accommodates two distinct built forms:

- *groups of small tenancies within a limited area – traditional strip shopping centres and associated new infill development, usually located along busier roads and Growth Nodes on Selected Transport Corridors;*
- *larger tenancies over a broader area – usually stand-alone or independent shopping centres with a distinct population-serving catchment, often in predominantly suburban locations.*

While specific provisions within codes recognise these differences, the desired overall outcomes for the built form of centres, including activation and integration with their surrounds, remain the same.

(6) District zone precinct overall outcomes are:

- (a) *Development ensures an intensity and form that maintains a human scale, respects existing heritage, character and grain and is of a height that complements surrounding residential areas.*
- (b) *Development creates a centre which provides localised access to goods and services.*
- (c) *Development provides for a medium rise built form of a height similar to surrounding residential areas.*

(7) Corridor zone precinct overall outcomes are:

- (a) *Development provides for a greater intensity of economic activity at highly accessible Growth Nodes on Selected Transport Corridors that are associated with high-frequency public transport stations or interchanges, to serve a growing population.*
- (b) *Development creates a mixed use centre of commercial, retail and residential activities and local services capitalising on its location at a key public transport node.*
- (c) *Development provides for a more intense built form than in the District zone precinct, with the bulk and scale of the building reflecting the purpose of the centre, its level of accessibility, position within the city, distinctive identity, desired built form and local character and values.*

The proposal is for the purpose of the existing Shopping Centre use which is compatible with the desired outcomes of the District Centre Zone. The proposal is of an appropriate scale and will not adversely impact on adjoining properties.

4.3.4 Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Proposed Solutions
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development: (a) has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents; (b) does not result in noise emissions that exceed the noise (planning) criteria in Table 9.3.3.3.F, low frequency noise criteria in Table 9.3.3.3.G and night-time noise criteria in Table 9.3.3.3.H in a sensitive zone or a nearby sensitive use, except music noise where located in a Special entertainment precinct identified in a neighbourhood plan. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating	AO1.1 Development: (a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; (b) for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility does not generate noise which is clearly audible and detectable, or impacts on the amenity of a resident, in a dwelling or other sensitive use; Note—Development for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility is not expected to achieve this outcome. (c) for any other use: (i) where in the Principal centre zone or Major centre zone has unlimited hours of operation; (ii) where in the District centre zone, Neighbourhood	AO1.1 Complies The Shopping Centre will continue the operating hours of the existing Shopping Centre and will not generate noise that is clearly audible and disturbing in a dwelling or other sensitive use outside of these hours.

achievement of this performance outcome.	centre zone or Mixed use zone: (A) has hours of operation, including for deliveries, which are limited to 6am to 10pm; or (B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use; (iii) where in any other zone: (A) has hours of operation, including for deliveries, which are limited to 6am to 8pm; or (B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use.	
	AO1.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors	AO1.2 Complies The proposal will provide appropriate acoustic screening for all proposed mechanical plant and equipment as required.
PO2 Development protects the visual amenity of the centre, public realm and any adjacent residential use.	AO2 Development including mechanical plant, refuse and recycling area, vent and exhaust is not visible from: (a) a street or public space; (b) an adjacent residential use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration and coldroom motors.	AO2 Complies The proposal will provide appropriate screening for new proposed mechanical plant and equipment as required.
PO3 Development: (a) avoids or minimises air emissions; (b) complies with the air quality (planning) criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J in a sensitive zone or sensitive use. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO3.1 Development ensures that air pollutants, including odour, are not released external to the development except where complying with AO3.2 and AO3.3.	AO3.1 Complies No change to air pollutants will occur due to proposed development.
	AO3.2 Development ensures that if food and cooking odour is released, exhaust vent outlets are discharged vertically and directed away from any {sensitive use with the following constraints: (a) separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use; (b) does not cause an odour or air emission which is detectable and disturbing at a sensitive use.	AO3.2 Complies The proposal will discharge odours vertically through vents that are not directed towards any sensitive uses.
	AO3.3 Development ensures that exhaust	AO3.3 Complies Any exhaust vents from car

	vents from any car park or bus station are separated from any sensitive use by a minimum of 15m.	parks are to be separated by a minimum of 15m from any sensitive uses.
PO4 Development for a sensitive use is located to achieve the air quality planning criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	A04 Development for a sensitive use is located at least 150m from a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	A04 Not Applicable The proposal does not involve a sensitive use.
PO5 Development for outdoor lighting: (a) does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection; (b) ensures that the external appearance of the premises is similar to adjoining non-residential premises with lighting that does not impact adversely on centre amenity and the public realm.	A05.1 Development provides for outdoor lighting: (a) with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (b) which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	A05.1-A05.3 Complies Any lighting will be restricted to types that do not produce an upward facing component of light and will comply with the relevant provisions.
	A05.2 Development ensures that floodlighting is restricted to types that do not produce an upward component of light where mounted horizontally such as a full cut off luminaire.	
	A05.3 Development facade has no flashing lights.	
PO6 Development for urban purposes is serviced adequately with: (a) water supply which meets the stated standard of service for intended use and fire-fighting purposes; (b) waste disposal.	A06 Development provides for all lots to be provided with reticulated water supply and sewerage.	A06 Complies The proposal will utilise existing water and sewerage infrastructure to the site.
Additional criteria for development if for a food and drink outlet		
PO7 Development mitigates impacts on residential amenity in or adjoining the building through: (a) providing an outdoor dining area that is appropriately located; (b) ensuring external dining and entertainment areas are visually and acoustically	A07 Development provides for external dining or entertainment areas to be: (a) located in or directly adjacent to the public realm; (b) visually and acoustically screened from an adjoining dwelling.	A07 Complies Use of the tenancies for Food and Drink Outlets will allow for dining areas which address the communal areas on site.

screened from an adjoining dwelling.		
Additional criteria for development if for a garden centre or hardware and trade supplies		
PO8 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	AO8.1 Development provides for the gross floor area for any individual tenancy to be no greater than 1,500m ² if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.	AO8.1-AO8.3 Not Applicable The proposal does not involve a Garden Centre or Hardware and Trade Supplies.
	AO8.2 Development: (a) is not located on land identified as active frontage – primary; or (b) if located on land identified as active frontage – primary, is located behind a highly active non-residential use.	
	AO8.3 Development if located on an active frontage – secondary: (a) ensures that: (i) separate tenancies do not amalgamate to create a frontage wider than 20m; (ii) windows are not obscured with signage or fixtures; (iii) the tenancy interior is able to be viewed from the street; or (b) is located behind active non-residential uses.	
Additional criteria if for development if a shop or shop component of a shopping centre		
PO9 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	AO9 Development provides for a gross floor area of no greater than 1,500m ² for any individual tenancy in the Centre frame zone precinct of the Mixed use zone or Corridor zone precinct of the Mixed use zone.	AO9 Not Applicable The proposal is not located within the Mixed Use Zone.
Additional criteria for development if for a showroom		
PO10 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	AO10.1 Development provides a gross floor area of no greater than 1,500m ² for any individual tenancy if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.	AO10.1-AO10.2 Not Applicable The proposal does not involve a Showroom.
	AO10.2 Development located on an active frontage – primary: (a) ensures that: (i) separate tenancies do not amalgamate to create frontages wider than 10m; (ii) windows are not obscured with signage or fixtures; (iii) the tenancy interior is able to be viewed from the street; or	

	(b) is located behind active non-residential uses. Note—Highly active non-residential uses are required on an active frontage – primary to create the greatest degree of pedestrian activity and interaction. These uses are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.	
Additional criteria for development if for an adult store		
PO11 Development for an adult store is located to avoid a conflict with an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age.	AO11 Development for an adult store is separated from an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age, by the greater of the following: (a) 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or (b) 100 metres measured in a straight line.	AO11 Not Applicable The proposal does not involve an Adult Store.
Section B—If for assessable development involving demolition		
PO12 Development provides that a vacant development site presents an attractive temporary parkland and does not impact adversely on the visual amenity of the centre or mixed use area or the public realm.	AO12 Development for the demolition of a building, where redevelopment is delayed for more than 3 months, ensures the site is: (a) cleared of all rubble, debris and demolition materials; (b) turfed so it can be mowed; (c) landscaped with perimeter planting consisting of advanced specimens of fast-growing species in compliance with the Planting species planning scheme policy; (d) provided with drainage to prevent ponding; (e) maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths; (f) provided with public access where public safety can be maintained; (g) provided with at least 50% transparent street-front fencing if fenced; (h) maintained to ensure no nuisance or amenity impacts to adjacent premises, residents, roads or footpaths.	AO12 Complies No demolition required.
Section C—If for assessable development		
PO13 Development ensures that the site is of sufficient area and frontage width to: (a) achieve convenient and safe vehicle, pedestrian and cyclist access;	AO13 Development ensures that: (a) the site area and frontage width is in compliance with the requirements identified in a neighbourhood plan; or	AO13 Not Applicable The proposal retains the existing lot sizes and frontage width.

(b) minimise traffic hazard and inconvenience; (c) achieve sufficient car parking and manoeuvring on site for short-term and long-term use by customers, building occupants, residents, visitors and service providers; (d) accommodate adequate services areas to minimise adverse impacts on neighbours; (e) allow service providers convenient access to service areas; (f) minimise the proportion of frontage dedicated to driveways; (g) manage building bulk, scale and form; (h) accommodate sufficient areas of deep planting and landscaping for amenity and recreation and to contribute to an attractive subtropical public realm; (i) allow room for useable open space to promote casual surveillance and good public realm interface.	(b) if no neighbourhood plan applies, or the neighbourhood plan does not address the site area and frontage width, the site area is a minimum of 800m² and has a minimum frontage width of 20m. Note—The site frontage is measured at the boundary line on the primary road.	
PO14 Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.	AO14 Development ensures that: (a) the site area and frontage width of an adjoining site within a zone in the centre zones category or the Mixed use zone: (i) complies with the minimum requirements set out in a neighbourhood plan; or (ii) does not isolate lots less than 800m² in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or (b) a concept plan for the development demonstrates that development can be physically achieved on an adjoining site at a later stage, commensurate with the intent of the zone and zone precinct or neighbourhood plan requirements.	AO14 Not Applicable The proposal does not alter the existing site area and frontage width.
PO15 Development enhances the role and function of the centre or mixed use area as a place of economic and community activity considering its strategic location, form and character intent and the	AO15 Development is designed and sited in compliance with: (a) the structure outlined in a neighbourhood plan, an existing development approval or a preliminary approval that is	AO15 Complies The proposal is designed and sited in accordance with the relevant provisions.

catchment which it services, through its overall structure and integration in its location with use and site planning including building, open space, landscape and parking which: (a) retain or respect valued site features; (b) reflect local valued streetscape forms, features and character; (c) contribute to the desired character and form of the local area; (d) align buildings and towers to the street pattern and respects the continuity of street facades; (e) are transit supportive; (f) connect with the neighbourhood or local structure; (g) provide direct and convenient site access for pedestrians and cyclists to local transport networks, key destinations and public transport facilities; (h) provides for safe vehicle access; (i) provides opportunities for integrated access and parking with adjoining developments; (j) locates uses to minimise impacts on adjoining residents; (k) assists with mitigation of air and noise quality impacts on the health and amenity of building occupants and residents. Refer to Figure a. Note—A structure plan prepared in accordance with the Structure planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.	relevant to the full nature and extent of the development; or (b) a structure plan prepared in accordance with the Structure planning scheme policy where in the Emerging community zone.	
PO16 Development adjoining or in the vicinity of a railway or busway station is transit supportive to: (a) facilitate safe, logical and direct pedestrian access to the railway and busway station entry points; (b) activate public space and the edges of the railway or busway station environment; (c) create vibrant and attractive street environments;	AO16 Development frontage is treated as an active frontage—primary where within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.	AO16 Not Applicable The site is not located within 200m of a railway or busway station.

(d) enable casual surveillance of streets, public spaces and the immediate station environment entries and platform; (e) provide a high level of personal and community safety, and physical and visual integration with the station. Refer to Figure b.		
PO17 Development protects, provides or supports as appropriate public spaces and structuring elements within the centre or mixed use area and site to: (a) provide pedestrian and cycle connections to key public transport facilities, community facilities or services and the surrounding neighbourhood; (b) create a permeable and interconnected activity centre or corridor; (c) provide sufficient open space for pedestrian activity and use by building occupants, residents, customers and visitors.	AO17.1 Development provides public spaces and links, including public roads and verges, parks or urban common and cross block links, in the locations identified in: (a) an overlay; or (b) a neighbourhood plan; or (c) an existing development approval; or (d) a preliminary approval; or (e) as otherwise identified as part of a structure planning process as part of development. Note— - Refer to the Streetscape hierarchy overlay and code for further information. - Refer to the Park planning and design code for the design of parks. - Refer to the Infrastructure design code for further guidance on the design of public infrastructure.	AO17.1 Complies The development has existing walkways to the front of the proposed Shopping Centre.
	AO17.2 Development provides publicly accessible spaces and links (privately owned), including plazas, arcades, pedestrian pathways, shelters and queuing areas for public transport, in the locations identified in: (a) an overlay; or (b) a neighbourhood plan; or (c) an existing development approval; or (d) a preliminary approval; or (e) as otherwise identified as part of a structure planning process as part of development.	AO17.2 Not Applicable Publicly assessable spaces are not required on the site.
	AO17.3 Development for a park, public open space or plaza, is co-located with community services and civic facilities.	AO17.3 Complies The existing shopping centre is centrally located in Everton Park and is located near civic facilities.
PO18 Development provides a land use mix which: (a) supports the intended function of the centre or mixed use area; (b) does not prevent commercial or employment growth;	AO18 Development provides a land use mix or maximum gross floor area or plot ratio for particular uses that: (a) is in compliance with any limit set in a neighbourhood plan; or (b) if no neighbourhood plan applies, or no requirements are	AO18 Complies The proposal is not required to provide a use mix and does not exceed the prescribed maximum height or gross floor area.

(c) includes: (i) complementary uses such as retail, employment, residential and community facilities; (ii) uses that provide for the everyday needs of the local community; (iii) a fine grain of uses particularly on active frontages and adjoining public footpaths and spaces; (iv) residential uses in centres including live-work configurations.	specified in a neighbourhood plan: (i) is no more than 50% residential in a Principal centre zone or Major centre zone; (ii) or otherwise no acceptable outcome is prescribed.	
PO19 Development for a residential use does not compromise the economic function or activity of a centre and street level activation.	AO19 Development for a residential use is not located on the ground floor where in a zone in the centre zones category or the Mixed use zone, except if: (a) located behind an active frontage with a non-residential use; or (b) located in the Frame zone precinct of a zone in the centre zones category or Corridor zone precinct of a zone in the centre zones category and providing a transition to adjoining lower intensity or residential neighbourhoods; or (c) in a Mixed use zone the ground floor of which includes adaptable building design; or (d) short-term accommodation that has a foyer or a non-residential use providing a minimum of 50% active frontage to the street or public space.	AO19 Not Applicable The proposal does not involve a residential component.
PO20 Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix. Note—Low impact commercial activities are shops, banks, offices and similar.	AO20 Development provides: (a) co-location of low impact commercial activities where air or noise impacts are not detectable and disturbing in a dwelling or other sensitive use; (b) co-location of uses with potential air or noise impacts away from sensitive uses; (c) mitigation of impacts resulting from co-location of food and drink outlet uses such as a restaurant with residential uses in the same building; (d) that nightclub entertainment facilities are not co-located with residential or other sensitive development within the same building;	AO20 Not Applicable The proposal does not include co-location of any non-commercial land uses.

	(e) that the location of exhaust or ventilation outlets from food outlets, drycleaners, salons, car parks and bus stations as far from a sensitive use as practicable; (f) adequate separation distances between service stations and any sensitive use; (g) dwelling balconies and windows do not overlook ventilation stacks and bulk waste bin storage areas.	
PO21 Development ensures that the building bulk and scale is consistent with the intended form and character of the centre, mixed use or local area considering: (a) existing buildings to be retained; (b) existing significant vegetation; (c) significant infrastructure constraints; (d) adjoining existing and proposed building height; (e) adjoining existing and proposed building setbacks and separation of buildings necessary to ensure impacts on amenity and privacy are minimised; (f) building height transitions where required.	AO21 Development is contained within the building envelope for the site by applying: (a) the maximum building height; (b) building height transition requirements, where required; (c) front, rear and side setback requirements; (d) building separation requirements; (e) car parking setback requirements; (f) active frontage requirements for stand-alone shopping centres or shops or for development in traditional strip centres or corridors. Refer to Figure c and Figure d examples. Note—The building envelope must include all requirements from any applicable overlay codes or a neighbourhood plan. Note—This can be demonstrated by a building envelope plan, elevations and sections.	AO21 Complies The proposed development is not located on a site subject to a building envelope plan.
PO22 Development ensures that the building height is consistent with the centre or mixed use area intent and local and street context considering: (a) the size of the lot; (b) the scale of development reinforcing the preferred city-wide form; (c) proximity to high-frequency public transport services; (d) the height of existing adjoining buildings and proposed heights; (e) street conditions such as street width; (f) the topography of an area and site slope; (g) view points and corridors; (h) solar access to key public spaces.	AO22 Development ensures that the maximum building height is in compliance with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.B. Note—The building height is determined by the number of storeys rather than metres except where varied by a neighbourhood plan. Some neighbourhood plans may also specify a maximum height of buildings in metres. Note—Roofs are excluded from the calculation of maximum height of buildings to encourage interesting subtropical roof forms able to respond to solar orientation and site context.	AO22 Complies The proposal does not change the maximum building height prescribed on site. Building height won't change as a result of the proposal.
PO23 Development where identified in a	AO23.1 Development where identified in a	AO23.1 Not Applicable No built form changes proposed.

neighbourhood plan as a building height transitions, or where sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides buildings that are reduced in bulk and form to provide a transitional built form of a compatible scale which protects the amenity of lower density residential areas bordering centre or mixed use areas by: (a) stepping down in height and scale; (b) minimising impacts including those from overlooking and visual dominance; (c) maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space.	neighbourhood plan as a building height transitions or where sharing a common boundary with premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: (a) a neighbourhood plan; or; (b) if no neighbourhood plan applies, or no requirements are specified in the neighbourhood plan, the following: (i) the building height within 10m of the common boundary is no more than 1 storey greater than the maximum acceptable outcome for building height on the adjoining site; (ii) the building height within 20m of the common boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site; (iii) all structures, except adjoining boundary fences, are set back a minimum of 4m from the common boundary; (iv) an acoustic and visual screen fence of 2m height is provided on the common boundary.	
	AO23.2 Development where located fronting a minor road that is opposite premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the following: (i) the building height within 10m of the front boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road; (ii) all structures, except boundary fences, are set back a minimum of 4m from the front boundary;	AO23.2 Not Applicable No built form changes proposed.

	(iii) buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m. Note—Minor road is defined in the Transport, access, parking and servicing planning scheme policy. Where mixed residential and non-residential development, site access may be provided from a minor road for the residential component of the development.	
PO24 Development ensures that the front boundary setbacks: (a) positively define the street edge; (b) relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent; (c) provide for connections between footpaths, public spaces and private entries where level differences are proposed; (d) provide for the queuing of patrons at entertainment venues; (e) consider waiting areas at bus stops, taxi ranks and display windows; (f) where a residential use and outside the core of a centre, takes on a more residential interface with the street; (g) where facing lower intensity development or a residential neighbourhood provide for an appropriate interface and transition; (h) provide for deep-planting areas and landscaping where a built to the front boundary edge is not required.	AO24 Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones category or the Mixed use zone are in compliance with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	AO24 Complies Setbacks remain as is.
PO25 Development ensures that the rear boundary and secondary street setbacks: (a) provide for deep-planting areas; (b) support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed; (c) maximise the opportunity to retain and protect existing mature vegetation; (d) enable a suitable frontage treatment to be presented where there is a transition to a residential neighbourhood.	AO25 Development ensures that the rear and secondary street boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in compliance with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	AO25 Complies There are no change to setbacks as a result of the proposal.

PO26 Development ensures that the side boundary setbacks: (a) minimise the impact of development on the amenity and privacy of adjoining existing residents; (b) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; (c) provide for breezes and sunlight where a residential use is included on upper levels above podium levels; (d) consider future development.	AO26 Development ensures that side boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in accordance with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	AO26 Complies The proposed development maintains compliant side boundary setbacks in accordance with Table 9.3.3.3.C.
PO27 Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling: (a) is consistent with the form and character intent for the local area; (b) is located to provide residential amenity including access to natural light, sunlight and breeze; (c) provides a degree of visual privacy via site planning and design without a reliance on fixed screening; (d) reasonably addresses and considers the amenity of adjoining residents and future development potential.	AO27.1 Development ensures that the building separation within a site and to adjoining buildings is in compliance with Table 9.3.3.3.E. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings and strategies to address separation issues.	AO27.1 Not Applicable The proposed development is not for a mixed use development.
	AO27.2 Development ensures that the building separation to an adjoining residential building: (a) complies with Table 9.3.3.3.E; or (b) positions the primary balcony or private open space to street or rear; (c) offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or (d) uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes. Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require full screening for privacy. Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening and other design elements can reduce the boundary separation requirements.	AO27.2 Not Applicable Separation to residential buildings will remain as existing.
PO28 Development is of an intensity that supports both the strategic and local role and function of the centre or mixed use area and the development of a vibrant public realm considering the capacity of infrastructure.	AO28 Development has a gross floor area or plot ratio which: (a) complies with a neighbourhood plan; or (b) if no neighbourhood plan applies or a neighbourhood plan does not specify a gross floor area or plot ratio, is provided for in a building contained within the	AO28 Not Applicable The proposal will not change GFA on site, however it does seek to change the maximum GFA of the Neighbourhood Plan which is considered an unnecessary restriction on future development.

	building envelope that does not exceed the maximum building footprint for the site.	
PO29 Development has a building footprint or site cover which: (a) is of an appropriate form and intensity for the activity centre or mixed use location; (b) balances built form with open space, parking and landscaping at ground level; (c) limits areas of external surface car parking; (d) provides for landscaping and deep planting areas.	AO29 Development provides a maximum building footprint or site cover which: (a) complies with the requirements in a neighbourhood plan; (b) if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the maximum building footprint or site cover is 90%. Note—The building footprint or site cover includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are included if they protrude more than 1m above ground level.	AO29 Complies The proposed site cover does not exceed 90%.
PO30 Development ensures that the podium building forms: (a) positively contribute to centre or mixed use character; (b) are consistent with the local or street form and character intent; (c) are proportional to the total height; (d) do not negatively impact on the streetscape; (e) do not negatively impact on the amenity of adjoining residents or building occupants; (f) are set back considering the height, length, degree of enclosure and treatment of walls.	AO30.1 Development with podium design including setback: (a) complies with the requirements in a neighbourhood plan; (b) if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan: (i) is set back in accordance with Table 9.3.3.3.C and Table 9.3.3.3.D if parking is included in a podium; (ii) is not built to the boundary on a boundary where a building height transition is required; (iii) provides a continuous frontage built to the alignment where continuity with adjoining buildings is important; (iv) is of a height that matches to the existing streetscape and to neighbouring buildings; (v) does not exceed 3 storeys, if no podium or parapet line is established in the immediate streetscape.	AO30.1 Not Applicable The proposed development does not incorporate a podium.
	AO30.2 Development ensures that podium walls: (a) are built to the side or rear boundary of an allotment; (b) are blank; (c) have no windows or openings.	AO30.2 Not Applicable The proposed development does not incorporate a podium.
PO31 Development ensures that built to boundary walls do not negatively impact on the amenity of adjoining residents or building occupants.	AO31 Development ensures that its built to boundary walls are: (a) not located on a boundary adjoining land located within the Low density residential zone or Character residential zone;	AO31 Complies No built to boundary walls proposed.

	(b) not located on a boundary where a building height transition is required; (c) not located in front or rear setbacks; (d) constructed with pre-finished and low-maintenance materials.	
PO32 Development for a building in a centre or mixed use area provides for adaptable use over time, in particular on the ground storey and lower levels with: (a) a mix of adaptable floor plates at ground storey and podium levels; (b) higher floor-to-ceiling heights, capable of accommodating commercial, retail or other non-residential uses at different stages of the building's life cycle.	AO32 Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if: (a) identified as an active frontage in a neighbourhood plan; or (b) in the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or (c) within 200m walking distance of a dedicated public pedestrian access point of a railway or bus station.	AO32 Complies No change to building height because of proposed development.
PO33 Development ensures that building bulk and scale: (a) is consistent with the form and character intent for the local area and street; (b) is reduced by design elements to provide: (i) visual interest and contribution to the character of the centre or mixed use area; (ii) reflection of valued local form elements such as podium or parapet heights in traditional strip shopping centres; (iii) adequate amenity for building occupants and residents in terms of access to natural light and ventilation; (iv) a comfortable and attractive pedestrian environment; (v) a building base which exhibits a human-scale and fine-grain building rhythm; (vi) variations in horizontal and vertical profile.	AO33.1 Development ensures that the length of a uniform treatment of an elevation above ground level without variation, substantial articulation or openings is no more than 30m. Note—Substantial articulation is a full break of 6m or a change in building line of 2m plus or minus for a length not less than 5m.	AO33.1 Complies The proposal does not involve a wall length spanning more than 30m.
	AO33.2 Development reduces building bulk by a combination of: (a) balconies orientated towards the street; (b) variation in materials, colours, or textures including between levels; (c) recessions and projections in the roof and wall plane; (d) variations in the building form.	AO33.2 Complies Buildings to remain as is.
	AO33.3 Development maximises recessed forms and openings around the building perimeter to allow external space to merge with the interior of the building, except where they would compromise safety and security.	AO33.3 Complies Building form to remain as is.
	AO33.4 Development of the lower 3 storeys of the building includes: (a) awnings and sun-protection devices; (b) operable elements within the facade; (c) elements of a finer scale than the main structural framing;	AO33.4 Complies Appropriate sun-protection devices and operable elements within the façade are existing.

	(d) display windows, showcases or public art where identified as an active frontage. Refer to Figure j.	
PO34 Development of buildings is finished with high-quality materials, selected for their durability and the contribution they make to the character of the centre or mixed use area.	AO34.1 Development: (a) respects and reflects the architectural theme in the area; (b) respects the traditional frontages, facades, architectural qualities and traditional materials of buildings within the area; (c) does not necessarily imitate historical architectural styles. Refer to Figure j.	AO34.1-AO34.2 Not Applicable The proposal does not propose any built form.
	AO34.2 Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.	
PO35 Development for a building exhibits subtropical design elements to support a building's occupant, resident and user comfort and outdoor activities and living.	AO35.1 Development includes ventilation in and around a building through strong sectional and facade articulation, breezeways, open courtyards and landscaped areas.	AO35.1-AO35.3 Complies The proposal involves a preliminary approval for Centre Activities. Any ventilation changes will be taken of in a future application.
	AO35.2 Development includes weather protection and sun shading to: (a) all pedestrian entries; (b) shopfronts; (c) publicly accessible pedestrian connections; (d) external doors and windows to habitable rooms; (e) outdoor spaces intended for cafe or restaurant use.	
	AO35.3 Development: (a) incorporates deep recesses, eaves and sun-shading devices on the north-facing building facades; (b) is shaded and incorporates elements such as adjustable screens, awnings or pergolas, innovative landscaping including green walls and green roofs, or planting on the west-facing building facades.	
PO36 Development for rooftops and building caps: (a) is interesting, subtropical and contextually and climatically appropriate in form; (b) is responsive to orientation and solar access;	AO36.1 Development provides rooftops and building caps which: (a) contribute to the architectural distinction of the building and roofs; (b) include combinations and variations of forms created through pitches, gables, skillions or other features.	AO36.1-AO36.4 Complies Application is for preliminary approval only. Any future application will be assessed against relevant codes.

(c) is attractive and not marred by a cluttered display of plant and equipment; (d) may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—The building height is determined by the number of storeys and excludes roofs, except where varied by a neighbourhood plan, to encourage interesting, subtropical and contextually appropriate roof forms. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	AO36.2 Development for rooftops and building caps are designed to: (a) incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features; (b) enable the future inclusion of service structures, lift motor rooms and mechanical plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner. AO36.3 Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space. AO36.4 Development for a rooftop garden: (a) incorporates a combination of built form and soft landscape elements integrated with the overall building design; (b) enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	
PO37 Development provides shelter for pedestrian movement: (a) on a street frontage; (b) through a site with a cross block link; (c) to key building entrances or publicly accessible parts of the site.	AO37.1 Development for a pedestrian shelter is provided by an awning which: (a) is consistent with the character of the centre; (b) abuts footpaths; (c) is provided and maintained by the building owner on their premises; (d) protects the normal flow of pedestrians; (e) is continuous across the frontage of a site; (f) aligns to provide continuity with shelter on an adjoining premises; (g) is a minimum of 3.2m and is generally not more than 4.2m above pavement height; (h) extends from the face of the building or the premises line; (i) does not extend past a vertical plane 1.5m inside the kerb line to enable street trees to be planted and grow; (j) has a 0.5m clearance to any tree trunk and main branches;	AO37.1 Complies Pedestrian shelter exists on site.

	(k) aligns with existing awnings if the verge has been widened; (l) is cantilevered from the main building with any posts within the verge being non load bearing; (m) uses materials that provide appropriate shade. Refer to Figure k.	
	AO37.2 Development for an awning over a footpath is lit with a lighting system which: (a) is in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces, Category P3 and AS 4282-1997 Control of the obtrusive effects of outdoor lighting (b) provides a minimum of 20lux at ground level.	AO37.2 Complies Appropriate lighting will be provided in compliance with AS/NZS 1158.3.1:2005.
PO38 Development provides site entrances which: (a) define the threshold between public and private space; (b) provide safe, secure and convenient access to the site for building occupants and visitors; (c) provide a sufficiently scaled and sheltered entry and meeting space; (d) provide clear building signage and numbering for emergency access; (e) provide lighting; (f) provide conveniently located mailboxes.	AO38.1 Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping. AO38.2 Development provides for: (a) a clear path of travel from the public footpath to building entry; (b) activity generators adjacent to the entrance; (c) seating or other facilities such as short-term bicycle parking near the entry. AO38.3 Development provides: (a) signage and cues to distinguish between public areas, publicly accessible private areas and private areas; (b) street numbers and building names which are clearly identifiable from the street for pedestrians and emergency access. Note—Cues to differentiate territory may include fences, vegetation, lighting, footpath detailing and changes in level.	AO38.1-AO38.3 Complies The proposal ensures that the entrances on site are in accordance with the relevant provisions.
PO39 Development of buildings defines the street edge and reinforces the desired character of the centre or corridor through: (a) orientation to the street; (b) minimal front boundary setback; (c) providing overlooking and casual surveillance from upper level balconies and windows;	AO39.1 Development provides a front building elevation that is parallel or nearly parallel to the street frontage. AO39.2 Development is orientated to overlook streets and other public spaces with windows and balconies located on upper levels, designed to provide casual surveillance opportunities. Refer to Figure j.	PO39 Not Applicable No building being proposed as a part of this application.

(d) clearly defined building entrances; (e) high-quality finishes at the ground storey pedestrian level.	AO39.3 Development for a building which is not located on the front boundary, ensures the setback: (a) is open and accessible for pedestrians along its entire length and width; (b) is clear of columns and other obstructions; (c) has a pavement matching the gradient of the adjoining pavement and connecting pedestrian areas on neighbouring sites; (d) connects without any lip or step to adjoining pavements or abutting pedestrian areas on neighbouring sites. Refer to Figure k. AO39.4 Development for steps, escalators, ramps or lifts is set back 1.2m from the main building line to maximise pedestrian flow and safety and allow for adequate waiting space.	
PO40 Development for a building 8 storeys and over ensures that the design mitigates the impacts of ground level wind acceleration on pedestrians and building occupants, considering the site context and neighbouring structures.	AO40 Development provides wind mitigation for a building which is 8 storeys to 15 storeys that: (a) is in accordance with a neighbourhood plan; or (b) if a neighbourhood plan does not specify any criteria, uses at least 2 of the following strategies: (i) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (ii) a podium and tower building form with a tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but a podium is not suitable for communal or private open space); (iii) canopies and awnings to protect pedestrians; (iv) trellis structures and a dense network of trees at ground or podium level. Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.	PO40 Not Applicable Development does not exceed 8 storeys.
PO41 Development provides car parking which:	AO41.1 Development provides car parking which is:	AO41.1 Complies The proposal utilises the existing carparking arrangements of the

(a) minimises the impact on the quality of adjoining streetscapes or public spaces or the amenity of adjoining residents in terms of location, bulk, form and amenity impacts including noise, light or odours; (b) takes account of the following: (i) the location of active frontages and public spaces; (ii) setback distances to mitigate impacts; (iii) the proximity of dwelling houses or existing multiple dwellings on adjoining sites; (iv) the scale and detail of any parking structure walls when viewed from the street and adjoining properties; (v) the visual impact of open car parking and vehicle movement areas on the street and adjoining properties; (vi) convenient, safe and legible vehicle access and car parking for users.	(a) not visible from the street, other public spaces or adjoining properties; or (b) located below ground or behind dwellings or active uses for the full street frontage; (c) set back from front, rear and side boundaries in compliance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the requirements in Table 9.3.3.3.D. Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements.	Shopping Centre, including the new carparking proposal for Precinct 7 currently under assessment (A006364755).
	AO41.2 Development does not provide a basement parking structure which: (a) extends above ground level forward of the main building line; (b) impacts on connections between the public footpath or space and the development.	AO41.2 Not Applicable The proposal does not involve basement parking. Some parking is below ground level, however there is no basement structure proposed.
	AO41.3 Development only provides car parking located above ground if: (a) it is fully integrated within the building design and is sleeved by development to required active frontages; or (b) it offers short-term car parking for customer, visitors or service providers, that is a portion of the total required car parking, and does not impact on active frontage requirements; or (c) it is located to the side or rear of the site away from the primary street or active frontage. Refer to Figure e.	AO41.3 Complies The existing development only provides above ground parking.
	AO41.4 Development for a multistorey or podium car park: (a) is not located on the street frontage and is behind smaller uses to create an active frontage and avoid long blank walls particularly adjacent to a primary entrance from a key pedestrian connection; or (b) includes building facade details that extend to disguise the car parking floors; or (c) is screened to become a visually interesting structure. Refer to Figure f.	AO41.4 Not Applicable The proposal does not involve multistorey or podium car parking.
	AO41.5 Development ensures that visitor or customer car parking is: (a) clearly signposted;	AO41.5 Complies Visitor and customer carparking is clearly signposted, lit at night and not located behind a

	(b) lit at night; (c) not located behind a security barrier. Note—The detailed design is in accordance with the Transport, access, parking and servicing code and planning scheme policy.	security barrier.
PO42 Development for a publicly accessible plaza, arcade and pathway provided as part of development is easily accessed, attractive and supports personal safety. Refer to Figure i.	AO42.1 Development provides for pedestrian and cyclist movement adjoining and through a site at street level or at-grade. Note—Grade-separated pedestrian movement systems, such as an overhead bridge or underpass, are avoided because they are less attractive and safe for users.	AO42.1 Complies The development will maintain pedestrian and cycle movement at the street level.
	AO42.2 Development for a plaza, arcade, pathway and other external area in the site which is intended for public access at night complies with: (a) AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; (b) AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	AO42.2 Not Applicable No change to existing lighting.
PO43 Development for a plaza: (a) promotes pedestrian and cyclist movement; (b) links with transport interchanges; (c) provides opportunities for the flexible use of the space by the community; (d) provides an edge which contributes to the plaza's character and activation.	AO43.1 Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: (a) is provided in the location identified; (b) is of a regular shape and has a minimum frontage to a road of 10m; (c) has a minimum size of 400m²; (d) is integrated with surrounding development; (e) has a minimum dimension of 20m; (f) is located at the level of the ground storey of adjoining buildings; (g) is suitable for pedestrian and cyclist access; (h) includes a minimum of 50% hard-paved area; (i) includes a minimum of 20% deep- planting area to accommodate subtropical shade trees; (j) is a minimum 75% open to the sky.	AO43.1-43.5 Not Applicable The development is not for a plaza identified in a neighbourhood plan, centre concept plan or structure plan.
	AO43.2 Development ensures that a minimum of 50% of the adjacent building frontages to a plaza contain active frontages and building entries.	
	AO43.3 Development does not provide for a	

	vehicle entry, driveway, car parking, bin storage or servicing in a plaza.	
	AO43.4 Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a plaza.	
	AO43.5 Development for a plaza: (a) is publicly accessible during the hours of operation of the use; (b) provides equitable access to and movement in the plaza in accordance with AS 1428.1-2009 Design for access and mobility; (c) has a dominant ground level that is less than 1m above or below the dominant adjacent street level; (d) is designed such that the majority of the plaza space, that is an area which is more than 50%, is visible from the dominant adjacent public street.	
PO44 Development for an arcade: (a) provides public access and connection to facilitate direct, convenient, comfortable and safe access with centre or mixed use areas or developments to key destinations; (b) has a strong street presence and clear entry; (c) has an active frontage and use; (d) has high-quality finishes and materials; (e) addresses public safety. Note—An arcade is a publicly accessible privately owned connection.	AO44 Development for an arcade identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: (a) provides pedestrian access during hours of operation of the use; (b) integrates with adjoining buildings; (c) links established pedestrian networks, parking and public transport facilities; (d) has a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m; (e) has an active use edge; (f) is finished with high-quality materials considering public safety; (g) is provided at-grade with an adjoining public area and connects safely without any lip or step; (h) incorporates crime prevention through environmental design principles to maximise safety; (i) has signage at each end identifying the connection provided; (j) is straight and allows for visual connection to the other end. Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy. Note—Development for cross block links is	AO44 Not Applicable The development is not for an arcade identified in a neighbourhood plan.

	addressed in the Streetscape hierarchy overlay code.	
PO45 Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.	AO45 Development for a pedestrian connection within the site which is publicly accessible (privately owned): (a) is clearly delineated and separated from parking bays; (b) provides direct convenient connection to entries; (c) is suitable for all users; (d) is properly illuminated at all times; (e) is covered or shaded where open; (f) is finished in different materials or colour to parking bays; (g) has a width which complies with a neighbourhood plan, approved centre concept plan or structure plan or is otherwise a minimum of 3m wide; (h) includes a separate bikeway if appropriate; (i) is designed in compliance with the Infrastructure design planning scheme policy.	AO45 Complies The pedestrian access is directly accessible from the street.
PO46 Development for public toilets is located sensitively so that: (a) the use is supported; (b) public surveillance is provided; (c) the development is not visually intrusive.	AO46 Development for a publicly accessible toilet: (a) is located near spaces or pathways with high pedestrian activity and use; (b) has amenity that is visible from the spaces or pathways with high pedestrian activity and use; (c) is not visually intrusive; (d) is accessed via a direct legible pathway that is consistently lit in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; (e) has high mounted vandal-resistant luminaires for external lighting, and lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting, Table 2.1, Illuminance in the vertical plane, Curfewed hours.	AO46 Complies Any publicly accessible toilets will be located to the relevant standard.
PO47 Development for pedestrian access and movement is defined and controlled to ensure privacy and security.	AO47 Development for mixed use restricts access from the street or publicly accessible areas of the site to private residential dwellings or communal open space.	AO47 Not Applicable The development does not provide public access to residential use or communal open spaces.
PO48 Development supports pedestrian movement and pedestrian access which is barrier free to a building entry and a publicly accessible	AO48.1 Development for fencing is not located between the front boundary and main building line. Note—If residential development is located on the ground storey and includes fencing, it is	AO48.1 Complies No fencing between the front boundary and main building line is proposed.

space.	provided in accordance with the Multiple dwelling code.	
	AO48.2 Development for fencing on common side or rear boundaries to a public space is a maximum of: (a) 1.2m, where fence construction is solid or less than 50% transparent; (b) 1.5m, where fence construction is at least 50% transparent.	AO48.2 Not Applicable The proposal does not involve fencing on common side or rear boundaries to a public space.
	AO48.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the verge and footpath.	AO48.3 Complies No retaining walls are proposed as a part of this application.
PO49 Development for an ATM or vending machine is located to avoid obstructing the footway with loitering queues, through their siting away from drinking fountains, seating or public telephones.	AO49 Development for an ATM or vending machine: (a) is set back a minimum of 1.5m from street furniture, street trees and garden beds; (b) includes a visually permeable barrier located in the development site to prevent queues forming across a footpath or pedestrian way.	AO49 Not Applicable The proposal does not involve any ATM or vending machines.
PO50 Development for a stand-alone shopping centre or a shop positively contributes to a neighbourhood structure with built form and active frontage to the street providing direct connection for pedestrians into the centre or shop without the need to navigate any surrounding car parking.	AO50.1 Development involving a new premises or an extension of a stand-alone shopping centre or shop: (a) is in compliance with a neighbourhood plan; or (b) if no neighbourhood plan applies, or a neighbourhood plan does not specify, provides an active frontage – primary for a minimum of 1 street frontage. Refer to Figure g.	AO50.1 Complies The proposal ensures that it is in accordance with the Neighbourhood plan provisions.
	AO50.2 Development for a stand-alone shopping centre or shop with more than 1 street frontage ensures that: (a) a primary frontage is treated as active frontage – primary; (b) the extent of active frontage treatment on the other frontages is a minimum of 25%.	AO50.2-AO50.3 Not Applicable The proposal is for an existing Shopping Centre.
	AO50.3 Development for a stand-alone shopping centre or shop located on an arterial road, provides for: (a) a minimum of 25% active frontage connection to this street front; (b) a strong internal pedestrian oriented 'street' with an active frontage.	

PO51 Development within an existing traditional strip centre or corridor: (a) contributes to the existing character and structure; (b) provides a continuous pedestrian environment at street level.	AO51 Development within an existing traditional strip centre or corridor provides a streetscape which: (a) is in compliance with a neighbourhood plan; or (b) if no neighbourhood plan applies or a neighbourhood plan does not specify requirements for a streetscape, ensures that the development: (i) has a minimum of 1 active frontage – primary; (ii) is set back in keeping with existing adjoining uses; (iii) locates large-format retail or employment uses at ground floor behind smaller uses and tenancies to the street; (iv) is consistent in height with existing development; (v) maintains a consistent street edge with parapet height and awnings at the base of the building with upper levels set back from the front alignment. Refer to Figure h.	AO51 Not Applicable The proposal is not within a traditional strip centre or corridor.
PO52 Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through: (a) intensive activation of the ground storey with highly active non-residential uses which encourage the greatest degree of pedestrian activity and interaction; (b) strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces; (c) building design which provides a visually interesting, interactive and continuous built form and rhythm to the street; (d) richly detailed, human-scaled and fine-grained building frontages; (e) a safe, enjoyable and continuous pedestrian environment without obstruction or interruption	AO52.1 Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as a part of the development provides: (a) a continuous built form to the street at the nominated setback; (b) a ground storey fully occupied by highly active non-residential uses; (c) a 1st and 2nd storey featuring windows or balconies promoting interaction with and surveillance of the street; (d) awnings for the full building frontage; (e) lighting of publicly accessible areas including the underside of awnings; (f) at least 1 pedestrian entry and exit for every 10m of building frontage; (g) a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level; (h) a minimum ground-storey height of 4.2m. Note—Non-residential uses must be continuous along the active frontage – primary.	AO52.1 Not Applicable The proposal does not require designated active frontages - primary. The existing primary frontage provides activation to the streetscape.

from vehicular crossovers and manoeuvring; (f) a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm. Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.	Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply. AO52.2 Development which requires an active frontage – secondary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development provides: (a) a continuous built form to the street at the nominated setback; (b) a ground storey substantially occupied by active non-residential uses; (c) a 1st and 2nd storey featuring windows and balconies promoting interaction with and surveillance of the street; (d) provides at least 1 pedestrian entry/exit for every 20m of building frontage; (e) a minimum 30% transparent external wall materials up to a height of 2.5m above pavement level; (f) a minimum ground-storey height of 4.2m. Note—Non-residential uses need not be continuous along an active frontage – secondary but should be located to activate critical locations such as intersections and pedestrian entries to buildings. Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply.	AO52.2 Not Applicable The proposal does not require an active frontage – secondary under a neighbourhood plan.
PO53 Development of vehicle access and parking does not impact on an active frontage in a centres and mixed use area.	AO53.1 Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development, ensures that vehicle and service access is: (a) not located on this active frontage – primary; (b) from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established. AO53.2 Development which requires an active frontage – primary or active frontage – secondary identified in a neighbourhood plan, approved centre concept plan, structure plan or as part of the development, ensures that parking is not located adjacent to the frontage or is not visible from the street.	AO53.1-AO53.2 Not Applicable No changes to the frontages occurring as a result of the preliminary approval.
PO54	AO54	AO54 Not Applicable

Development provides building entries that support active frontage outcomes.	Development of foyer space on an active frontage: (a) occupies a minimal proportion and subordinate part of the building frontage; (b) is publicly accessible during normal business hours and visible from adjoining verges or public space; (c) contains activities and spaces such as reception desks, seating areas, cafes, shopfront galleries and display spaces that attract people.	The proposal does not involve the development of a foyer space.
PO55 Development provides landscaping on site to: (a) contribute positively to the subtropical character, amenity and microclimate of the site and the centre or mixed use area; (b) support the retention of existing significant vegetation and large subtropical shade trees; (c) support the establishment of subtropical streets and planting; (d) contribute to site amenity for building occupants, users, residents and adjoining residents; (e) balance the bulk and scale of the building and minimise impact to adjoining residents, uses and streetscape; (f) reduce the area of impervious surfaces and support stormwater quality; (g) reduce glare and manage heat; (h) contribute to the mitigation of noise, air and visual impacts of major transport infrastructure; (i) contribute to a safe and useable pedestrian environment.	AO55 Development provides landscaping that: (a) integrates with site layout and building design at ground, podium, balcony and rooftop levels; (b) is sited to retain and protect existing significant vegetation; (c) buffers adjoining residential uses or areas, with advanced trees and a minimum of 2 tiers to achieve screening and visual softening; (d) supports building height transitions, where required; (e) is accessible for watering and maintenance; (f) screens or buffers driveways, service and loading areas, plant rooms or other utilities; (g) allows for the overlooking of the street and pedestrian entry areas from the building; (h) emphasises clear pedestrian entry points. Note—No overall percentage of open space and landscaping is prescribed for non-residential development. Note—This is demonstrated in a landscape concept plan. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—The location, design and provision of communal and private open space for residential uses must be in compliance with the Multiple dwelling code.	AO55 Complies The proposal retains the existing landscaping features within the existing Shopping Centre.
PO56 Development incorporates deep planting which: (a) supports the retention and protection of existing significant vegetation and large subtropical shade trees; (b) provides for the establishment of vegetation to contribute to the landscape	AO56.1 Development locates deep-planting areas: (a) to retain and protect existing significant vegetation and large subtropical shade trees; (b) to buffer adjacent residential areas; (c) to support building height transitions, where required; (d) to provide an entry statement;	AO56.1-AO56.5 Complies The proposal retains the existing deep planting areas within the existing Shopping Centre.

character of the centre or mixed use area; (c) is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting; (d) is open to the sky with access to light and rainfall and into the natural ground with no underground development; (e) is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form; (f) is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses; (g) balances hard-stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.	(e) to shade publicly accessible areas, private outdoor and communal open space. AO56.2 Development: (a) provides for a minimum 10% of the site area for deep planting; (b) ensures that each deep-planting area has a minimum area of 25m² and a minimum dimension of 4m in any direction. AO56.3 Development provides deep-planting areas that are: (a) exclusively for landscaping; (b) not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure; (c) able to accommodate trees planted in natural ground with no development underneath; (d) 100% open to the sky; (e) able to be accessed for maintenance purposes. AO56.4 Development provides trees in deep-planting areas which: (a) are capable of growing to a minimum canopy diameter of 5m and/or a minimum height of 5m within 5 years of planting; (b) are subtropical tree species consistent with the Planting species planning scheme policy. Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Note—Tree height and canopy spread will be dependent on species. AO56.5 Development provides a minimum of 25% of all trees as advanced stock.	
PO57 Development for an open air car park is landscaped to: (a) contribute positively to the landscape character of the centre or mixed use area; (b) reinforce and support pedestrian movement; (c) provide a comfortable environment for pedestrians; (d) reduce glare and heat; (e) reduce impervious areas; (f) establish shade cover within a period of 5 years.	AO57.1 Development for an open air car park at or above ground level provides that setbacks are densely planted with a minimum of 1.5m wide landscaping. Note—Front setback is to be treated to address streetscape interface issues and requirements. AO57.2 Development for a ground level open-air car park is designed with trees planted: (a) in a minimum 5.2m x 2.4m landscaped area between every 6 car parking spaces with a permeable surface treatment	AO57.AO57.4 Not Applicable The proposal retains the existing landscaping areas within the existing Shopping Centre.

	either side of the landscape area; or (b) at 6m intervals in a minimum 2.5m-wide landscaped bed, swale or other water sensitive urban design device adjacent to parallel car parking spaces; (c) at a minimum rate of 1 shade tree for every 6 car parking spaces.	
	AO57.3 Development ensures that trees planted in an open air car park area achieve a minimum 50% shade cover along internal pedestrian paths within 5 years of certification. Note—Further requirements are contained in the Landscape works code and the Planting species planning scheme policy.	
	AO57.4 Development uses landscaping to delineate safe pedestrian movement through open-air car parks.	
PO58 Development which is not located on an active frontage provides landscaping on the street frontage to: (a) contribute to the centre or mixed use area or development's landscape character and the development of Brisbane's subtropical streetscapes and public spaces; (b) provide shade and pedestrian comfort and visual amenity; (c) contribute to the subtropical character of the streetscape and public realm; (d) not impede the establishment of active frontages where required; (e) maintain views from the street to the building and frontage and consider personal safety.	AO58 Development setback from the road, where not including an active frontage treatment or the part of the frontage not treated as an active frontage, is provided with: (a) a minimum of 2m wide landscaping with advanced trees and low-level planting along the full street or public space frontage or balance part, excluding any driveway crossover and pedestrian access; or (b) a minimum of 3m wide landscaping with advanced trees and low-level planting, to establish a positive landscaped street edge where a service station or outdoor sales use. Note—It is envisaged that landscaping will be primarily located on frontages to arterial roads that are not suitable for active frontages.	AO58 Not Applicable The proposal does not involve development which is setback from the road.
PO59 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	AO59 Development ensures that any reflective glass material has: (a) a level of light reflectivity not greater than 20%; (b) a level of heat transmission not less than 20%.	AO59 Not Applicable The proposal does not involve any reflective glass material.
PO60 Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design,	AO60 No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.	PO60 Not Applicable The proposal minimises direct overlooking in accordance with the relevant provisions.

screening and landscaping.		
PO61 Development for residential uses in a zone in the centre zones category or the Mixed use zone maximises privacy and amenity for residents, taking into consideration the mix of uses within the area. Note—Residential development in a zone in the centre zones category or the Mixed use zone is not afforded the same level of visual privacy or amenity as within a residential area.	AO61 No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.	PO61 Not Applicable The proposal does not involve a residential use.
PO62 Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.	AO62.1 Development for a car park: (a) provides a 2m-high acoustic fence and a landscaped area 1.5m wide where located adjacent to a neighbouring dwelling; (b) is acoustically screened where the car park is used at night and where located adjacent to a neighbouring dwelling. AO62.2 Development for a driveway or vehicle movement area is screened by a 2m-high acoustic fence along the side or rear boundary if located adjacent to a residential dwelling.	AO62.1-AO62.1 Not Applicable Car park taken care of in separate application.
PO63 Development provides refuse and recycling collection and storage facilities that: (a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure; (b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; (c) provide for refuse and recycling including source separation; (d) are of a design which allows low-frequency service collection; (e) minimise ongoing building management cost for occupants.	AO63.1 Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy. AO63.2 Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites. Note—Refer to the Refuse planning scheme policy for further guidance.	AO63.1-AO63.2 Complies The existing refuse and recycling collection arrangements, and ensure that they do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites.
PO64 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.	AO64 Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: (a) facilitating casual surveillance opportunities and including good	AO64 Complies CPTED principles have been considered as part of the existing design.

	sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets, communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, 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.	
PO65 Development minimises the potential for graffiti and vandalism through appropriate design and landscaping which controls access, reduces canvas and allows for easy maintenance selection.	AO65 Development design and landscaping incorporates graffiti and vandalism prevention techniques which: (a) deny access to potential canvas using access control techniques; (b) reduce potential canvases using canvas-reduction techniques; (c) ensure 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.	AO65 Complies Existing design principles in place to reduce opportunities for graffiti.
PO66 Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure which is an existing or endorsed proposed tunnel.	AO66 Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of an engineering and geological report and certification or consent provided by the relevant infrastructure owner.	AO66 Not Applicable The proposal is not located above any existing or planned sub-surface transport infrastructure.
If identified in a neighbourhood plan		
PO67 Development minimises visual impacts to view corridors of local significance and enhances opportunities for observation of key vistas and views from	AO67.1 Development ensures building placement and design does not impact on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any	AO67.1 Not Applicable No view corridors are identified in the relevant neighbourhood plan.

identified view points.	specific view points from which they are observed.	
	AO67.2 Development creates opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	AO67.2 Not Applicable No view corridors are identified in the relevant neighbourhood plan.
PO68 Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood's public realm by: (a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; (b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or connection point in the neighbourhood; (d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; (e) if a corner land dedication is required: (i) accommodating a deep-planted feature tree within the dedication area; (ii) providing a building envelope which acknowledges and respects the presence of the large feature tree canopy. Note—A neighbourhood plan will indicate whether or not a land dedication is required.	AO68.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: (a) building entries on both street frontages; (b) a single main entry at the corner.	AO68.1-68.3 Not Applicable This site is not identified in the neighbourhood plan as a significant corner site.
	AO68.2 Development provides a corner land dedication on a significant corner site identified in a neighbourhood plan, adjacent to the existing verge area which: (a) complies with any dimensions identified in the neighbourhood plan; (b) accommodates a deep-planted large feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; (c) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	
	AO68.3 Development ensures that any part of the building including the basement but excluding awnings is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.	
PO69 Development on a landmark site provides a prominent visual reference and contribution to the city's public realm by: (a) exhibiting subtropical architectural excellence through design, treatment and articulation;	AO69.1 Development: (a) emphasises a landmark site identified in a neighbourhood plan and its setting; (b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation;	AO69.1 Not Applicable This site is not identified in the neighbourhood plan as a landmark site.

(b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage place or local landmark; (e) if a corner land dedication is required: (i) accommodating a deep-planted large feature tree within the dedication area; (ii) providing a building envelope that acknowledges and respects the presence of the large feature tree canopy; (iii) accommodating high levels of pedestrian movement and enhancing the pedestrian experience.	(c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; (d) provides an interesting and varied skyline and silhouette; (e) uses high-quality and durable materials and finishes; (f) integrates landscaping, building entries and the public realm at the ground plane. Note—The Council's Independent design advisory panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.	
	AO69.2 Development provides a corner land dedication adjacent to the existing verge area which: (a) complies with any dimensions identified in a neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; (c) is embellished in compliance with the Infrastructure design planning scheme policy.	AO69.2 Not Applicable The development is not identified as a significant corner site under the relevant neighbourhood plan.
PO70 Development of a landscape buffer is provided in particular locations to facilitate: (a) visual privacy to and between sites; (b) visual amenity; (c) shading and occupant amenity; (d) local habitat.	AO70 Development provides a landscape buffer along the boundaries of the site identified in a neighbourhood plan, which consists of: (a) 3 tiers of planting; (b) a combination of rounded canopy and columnar trees; (c) a maximum spacing of 1 tree for every 6m; (d) trees capable of growing to a minimum height of 8m; (e) shrubs and ground covers.	AO70 Not Applicable This site is not identified in the neighbourhood plan as requiring a landscape buffer along the boundaries of the site.

4.3.5 Filling and Excavation Code

No filling and excavation is required as a part of this application.

4.3.6 Infrastructure Design Code

The proposal does not involve any alterations to the existing Infrastructure on site, and as such it is considered that the Infrastructure Design Code is not applicable to the proposal.

4.3.7 Landscape Work Code

The proposal does not involve any alterations to the existing landscaping on site, and as such it is considered that the Landscape Work Code is not applicable to the proposal.

4.3.8 Multiple Dwelling Code

The provisions of the Multiple Dwelling Code have been reviewed, and it is considered that they are not relevant.

Any Multiple Dwelling applied for in the future will be assessed against the code.

4.3.9 Outdoor Lighting Code

The provisions of the Outdoor Lighting code have been reviewed and any outdoor lighting included in the proposal will comply with the relevant provisions.

4.3.10 Park Planning and Design Code

The provisions of the Park Planning and Design Code have been reviewed and do not apply as this proposal does not involve any parks.

4.3.11 Retirement and Residential Care Facility Code

The provisions of the Retirement and Residential Care Facility Code have been reviewed and it is considered that they are not relevant as the proposal does not involve a Residential Care Facility or a Retirement Facility.

4.3.12 Stormwater Code

This Preliminary Approval and Variation Request doesn't require assessment against the Stormwater Code as no changes to the stormwater infrastructure are required.

4.3.13 Transport, Access, Parking and Servicing Code

No changes to the parking and servicing will occur as a result of this application. Any changes in the future will be assessed in a subsequent application.

4.3.14 Wastewater Code

The proposal does not involve on-site wastewater management.

4.3.15 Everton Park Neighbourhood Code

Performance outcomes	Acceptable outcomes	Proposed Solutions
General		
PO1 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 the 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 a 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	AO1 Development complies with the number of storeys and building height in Table 7.2.5.4.3.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 height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.	AO1 Not Applicable The subject site is not prescribed a maximum building height under Table 7.2.5.4.3.B.

potential development of an adjoining site. 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.		
If in the Everton Park centre precinct, where in the Everton Park centre sub-precinct (Everton Park neighbourhood plan/NPP-001a)		
PO2 Development: a. complements and enhances the traditional shopping strip character of the Everton Park centre; b. ensures amenity of residential areas is protected; c. minimises the number of vehicular access points by using shared access, driveways and car parking; d. provides for pedestrian movement through the Everton Park centre; incorporates streetscape improvements, such as seating nodes and street trees for shade.	AO2 Development is in accordance with Figure a.	AO2 Complies The proposal is in accordance with Figure a as it applies to the site.
If in the Everton Park centre precinct, where in the Everton Park centre sub-precinct (Everton Park neighbourhood plan/NPP-001a)		
PO3 Development has a building size and bulk consistent with the traditional strip shopping character of the Everton Park centre.	AO3.1 Development has a maximum gross floor area of 125% of the site area.	AO3.1 Not Applicable The proposal seeks override this provision as an unnecessary restriction to development. Future development would be assessed on its merits and would consider height and setbacks as key development outcomes.
	AO3.2 Development incorporates a number of buildings or is designed to read as separate built forms.	AO3.2 Complies No change the built form of the shopping centre as a result of the proposed development.
PO4 Development provides arcades to facilitate movement between Stafford Road and Sizer Street, and to any internal roads.	AO4 Arcades are provided as shown in Figure a.	AO4 Not Applicable No arcades proposed.
PO5 Development includes vehicular access arrangements that are designed to be safe and minimise impacts on local traffic and amenity.	AO5 Development which has vehicular access from Cutbush Road to Lot 56 on RP907701, as shown in Figure a, is to relocate vehicular access to a safer position along Cutbush Road.	AO5 Not Applicable The proposal does not involve new vehicular access from Cutbush Road and retains the existing access arrangements.

PO6 Development along Stafford Road frontage makes a positive contribution to the traditional strip shopping character of the Everton Park centre.	AO6 Development incorporates: a. transparent glass-fronted tenancies with pedestrian openings to Stafford Road frontage and to any internal roads and major pedestrian routes; b. building facades to Stafford Road are articulated with colour/texture and architectural features to conceal unsightly exposure of building utilities and relieve existing blank facades.	AO6 Complies The proposal provides a façade to Stafford Road in accordance with the relevant provisions.
PO7 Development provides safe and convenient pedestrian links through the sub-precinct.	AO7 Pedestrian crossings are provided along Stafford Road and South Pine Road in accordance with Figure a.	AO7 Not Applicable No change to the existing pedestrian links in place.
If in the Central residential precinct (Everton Park neighbourhood plan/NPP-002)		
AO8-AO9 Not Applicable The subject site is not located within the Central Residential Precinct.		
If in the Central residential precinct (Everton Park neighbourhood plan/NPP-002), where in the Central residential a sub-precinct (Everton Park neighbourhood plan/NPP-002a)		
AO10-AO12 Not Applicable The subject site is not located within the Central Residential Precinct.		
If in the Central residential precinct (Everton Park neighbourhood plan/NPP-002), where in the Central residential b sub-precinct (Everton Park neighbourhood plan/NPP-002b)		
AO13.1-AO13.2 Not Applicable The subject site is not located within the Central Residential Precinct.		
If in the Fallon Park precinct (Everton Park neighbourhood plan/NPP-003)		
AO14.1-AO14.2 Not Applicable The subject site is not located within the Fallon Park Precinct.		

4.3.16 Airport Environs Overlay Code

Performance outcomes	Acceptable outcomes	Proposed Solutions
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.	AO1 Complies The proposal does not penetrate or create any physical obstruction to the OLS or PANS-OPS or create any obstacle to aircraft.
PO2 Development ensures that	AO2 Development does not emit into the	AO2 Not Applicable The proposal does not involve

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.	OLS or height restriction zone: (a) a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; (b) smoke, dust, ash, steam or other airborne particulate.	any emissions into the OLS or Height Restriction Zone.
Additional performance outcomes and acceptable outcomes if involving air service		
PO3 Not Applicable The proposal does not involve an air service.		
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.	AO4.1-AO4.2 Complies The proposal ensures that waste is covered and collected so that 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.	AO4.2 Complies No changes to existing landscaping.
Section C—If in the Public safety area sub-categories		
PO5 Not Applicable The proposal is not located in any of the Public Safety Area Sub-Categories.		
Section D—If in the Light intensity sub-categories		
PO6 Not Applicable The proposal is not located in the Light Intensity Sub-Categories.		
Section E—If in the Aviation facilities sub-categories		
PO7 Not Applicable The proposal is not located in any of the Aviation Facilities Sub-Categories.		
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories		
PO8-PO9 Not Applicable The proposal is not located in the Australian Noise Exposure Forecast (ANEF) Contour Sub-Categories.		

4.3.17 Bicycle Network Overlay Code

An assessment of the provisions of the Bicycle Network Overlay Code against the proposal has found that there are no issues of concern with respect to the proposed development. The provision of cycle routes does not form part of this proposal and the proposal will not compromise the provision of the bicycle network.

4.3.18 Bushfire Overlay Code

the Bushfire Overlay Code is not applicable to this preliminary approval application as no built form is being proposed.

4.3.19 Community Purposes Overlay Code

The provisions of the Community Purposes Network Overlay Code are not relevant to the proposal, as the site is not located within a specified sub-category.

4.3.20 Critical Infrastructure and Movement Network Overlay Code

The provisions of the Critical Infrastructure Movement Network Overlay Code have been reviewed and it is considered they are not relevant to the proposal. The proposal does not involve an Air Service, Detention Facility, Emergency Service, Hospital, Port Service, Residential Care Facility, or Industry use.

4.3.21 Flood Overlay Code

No built form has been proposed as a part of this application. As such, assessment against the Flood Overlay Code is not applicable. Any built development in the future will be assessed against the Flood Overlay Code.

4.3.22 Heritage Overlay Code

The proposal is for a Preliminary Approval only, as such, assessment against the Heritage Overlay Code is not applicable.

4.3.23 Road Hierarchy Overlay Code

The Road Hierarchy Overlay Code is not considered applicable to this development application.

4.3.24 Streetscape Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Proposed Solutions
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO1 Not Applicable The proposal involves an existing verge and no land dedication is required in this case.
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.	AO2.1 Complies The proposal does not involve the removal of any street trees.
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO2.2 Complies The proposal ensures that the verge will be in accordance with the relevant provisions.
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: (a) facilitates a high level of pedestrian movement and activity; (b) enforces the sense of arrival to individual precincts and major connections; (c) provides a landmark definition through its materials and landscaping including deep-planting	AO3.1 Development ensures that a corner land dedication is provided: (a) where identified in the Streetscape hierarchy overlay map; (b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	AO3 Not Applicable The site is not identified as being a corner land dedication on the Streetscape Hierarchy Overlay Map.
	AO3.2 Development ensures that landscaping including a large	

feature trees, seating and public art that integrates with the public realm.	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.	
	AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	
If in or on a site adjoining the Wildlife movement solution sub-category		
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	AO4 Development ensures that infrastructure solutions are: (a) provided at the locations identified on the Streetscape hierarchy overlay map; (b) designed to: (i) account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; (ii) achieve physical separation of native wildlife and the road; (iii) adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code.	AO4 Not Applicable The proposal is not on or adjoining the Wildlife Movement Solution Sub-Category.

4.3.25 Transport Noise Corridor Overlay Code

The provisions of the Transport Noise Corridor Overlay Code are not relevant as the proposal does not involve a residential use as per Table 5.10.23 in City Plan 2014.

5.0 PRELIMINARY APPROVAL – VARIATION REQUEST

5.1 PROPOSED PRELIMINARY APPROVAL

The proposed Preliminary Approval will allow for Centre Activities and uses commonly associated with Centre Activities to occur on the subject premises, including; Bar, Hotel, Multiple Dwelling and Rooming Accommodation without the need for an Impact Assessable development application.

5.2 VARIATION REQUEST

In addition to the proposed Preliminary Approval, the application seeks to vary specific provisions of the Brisbane City Plan 2014 to facilitate future development of the shopping centre. The proposed variations relate specifically to Lot 3 on RP126807, Lot 1 on RP117925 and Lot 5 on RP126807 which are zoned as Low Density Residential and Character Residential. The Variation Request requests to alter the zoning of these lots to District Centre.

Therefore, it is proposed that Table 5.5.9 - District Centre Zone Table of Assessment be applied to Material Change of Use applications for the following lots:

- Lot 3 on RP126807;
- Lot 1 on RP117925; and
- Lot 5 on RP126807.

The Table of assessment for the Everton Park Neighbourhood Plan will also apply to the above lots with the following changes:

We also request that the following changes are made to Table 5.9.24.A—Everton Park Neighbourhood Plan: Material Change of Use

Table 5.9.24.A—Everton Park neighbourhood plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks
If in the neighbourhood plan area		
MCU, if assessable development where not listed in this table	No Change	Everton Park neighbourhood plan code
If in the Everton Park centre sub-precinct (NPP-001a) of the Everton Park centre precinct (NPP-001), where in the District centre zone		
Centre activities (activity group)	Assessable development—Impact assessment	
	If involving a new premises or an existing premises with an increase in gross floor area, where the new premises does not directly front Stafford Road	The planning scheme including: Everton Park Neighbourhood Plan code
	No Change	

Changes to Table 7.2.5.4.3.A - Everton Park Neighbourhood Plan Code are proposed as follows:

Table 7.2.5.4.3.A

If in the Everton Park centre precinct, where in the Everton Park centre sub-precinct (Everton Park neighbourhood plan/NPP-001a)	
PO3 Development has a building size and bulk consistent with the traditional strip shopping character of the Everton Park centre.	AO3.1 Development has a maximum gross floor area of 125% of the site area.
	AO3.2 Development incorporates a number of buildings or is designed to read as separate built forms.

Overview of proposed variations:

Variations to City Plan 2014	
City Plan 2014	Variations Proposed
Part 1 About the Planning Scheme	No variation
Part 2 State Planning Provisions	No variation
Part 3 Strategic Framework	No variation
Part 4 Local Government Infrastructure Plan	No variation
Part 5 Tables of Assessment	Table 5.5.9—District Centre Zone
Part 6 Zones	District Centre Zone to be applied to: • Lot 3 on RP126807; • Lot 1 on RP117925; and • Lot 5 on RP126807.
Part 7 Neighbourhood Plans	Table 5.9.24.A—Everton Park neighbourhood plan: material change of use
Part 8 Overlays	No variation
Part 9 Development Codes	No variation
Part 10 Other Plans	No variation
Other	No variation

6.0 CONCLUSION

This application seeks approval for a Preliminary Approval (Variation Request) and a Material Change of Use for Centre Activities, Multiple Dwelling, Bar, Hotel and Rooming Accommodation on the subject premises.

Council's mapping indicates that the site is located in the District Centre, Low Density Residential and the Character Residential Zone of the Brisbane City Plan 2014 and is subject to various overlays.

The Variation Request aims to have the provisions of the District Zone Code apply to the lots that are currently zoned as Low Density Residential and Character Residential. The report is supported by a proposed zoning plan which demonstrates which lots are requested to be rezoned.

The information contained in this report demonstrates that the proposal complies with the relevant assessment benchmarks and that the proposal is suitable for the site.

We therefore request that the proposed development be considered favourably by Council and subsequently approved subject to reasonable conditions.

7.0 APPENDICES

DA Form 1

Owner's Consent

Proposed Zoning Plan



