



Urban Planning Report

→ **Site**

5 Wolfe Street & 6-8 Greet Street,
WEST END

→ **Proposal**

Multiple Dwelling (113 Units)

→ **Approvals**

Material Change of Use – Development Permit

September 2026

**BCC DS
RECEIVED**
09-SEP-2026
APPLICATION REF
A007108083



Document Control

Issue	Revision	Issued to	Date	Reviewed by
1	Initial Draft	KT	15/07/2026	Urbicus
2	Final Draft	DD	26/07/2026	Urbicus
3	Final	MX	04/09/2026	Urbicus

Urbicus Project Delivery System

Document Information

Created: 15 July 2026
Last saved: 4 September 2026
Project Manager: Max Clayton
Client: FP Margate Pty Ltd
Project Reference: URB26-093

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1. DEVELOPMENT SUMMARY

1.1. Site Details

Address	5 Wolfe Street & 6-8 Greet Street, West End 4101
Description	Lots 3 on RP10922, 4 & 5 on RP10925
Area	1,943m ² (814m ² + 304m ² + 825m ²)
Easements	Nil
Landowner	5 Wolfe Street & 6 Greet Street – Elizabeth & Colin Palmer 8 Greet Street – Daniel Choi Hing Wong & Nicolas Mark Preston

1.2. Application Details

Proposal	Multiple Dwelling (113 Units)
Approval Sought	Material Change of Use – Development Permit
Development Permit	Yes
Preliminary Approval	No
Level of Assessment	Impact
Referral	No
Public Notification	Yes
Staging	Nil

1.3. Assessment Framework

Local Government	Brisbane City Council
Planning Scheme	Brisbane City Plan 2014
SEQ Regional Plan	Urban Footprint
State Planning Regulatory Provisions	Not Applicable
State Planning Policies	Not Applicable

1.4. Administration Details

Applicant	FP Margate Pty Ltd
Contact	Max Clayton
Phone	07 3367 1582
Email	planning@urbicus.com.au
Project Reference	URB26-093

2. INTRODUCTION

2.1. Proposal Outline

The subject site is located at **5 Wolfe Street & 6-8 Greet Street, West End** (the Site) described as Lots 3 on RP10922, 4 & 5 on RP10925.

The development proposal (the Proposal) is for a Multiple Dwelling and is assessable development under the Brisbane City Plan 2014 (BCP2014) requiring a development permit for:

- Material Change of Use (MCU) - Multiple Dwelling (113 Units)

A MCU for a Multiple Dwelling within the HDR1 High density residential (Up to 8 storeys) is Code assessable:

If no greater than:

- a. the building height specified in a relevant neighbourhood plan;
- b. where a neighbourhood plan does not specify building height, 8 storeys.

The development proposes a Multiple Dwelling at 13-storeys, where the specified maximum building height under the South Brisbane riverside Neighbourhood Plan (NP-007) is 7-storeys, and therefore the level of assessment for the development application is **Impact**.

The demolition of existing buildings is not assessable development under BCP2014.

Referral of the application is not required.

This report will:

- Describe the site and surrounds;
- Outline the nature of the proposed development;
- Detail the type of development approvals sought;
- Address the relevant Statutory Frameworks;
- Address relevant provisions of the BCP 2014; and
- Identify and address other planning instruments of relevance to the application.

2.2. The Site and Surrounds

The Site is situated within the established riverside suburb of West End, approximately 3 kilometres south-west of the Brisbane CBD. The surrounding locality exhibits a diverse urban character comprising commercial, light industrial and emerging high-density residential development, reflecting the area's continued transition from a historically industrial precinct to a mixed-use inner-city neighbourhood. The surrounding development context is summarised as follows:

- **North** – High-density apartments ranging from 6-13 storeys in building height and nearby Davies Park.
- **East** – Montague Road (running north-south) and a mix of commercial activities.
- **South** – High-density development apartments ranging from 6-9 storeys in building height.
- **West** – Brisbane River (running north-south) and high-density apartments ranging from 6-13 storeys in building height.

The adjoining sites to the north and south are improved by 8-9-storey multiple dwellings. The adjoining sites to the west are currently being developed for 12-storey multiple dwellings. The adjoining site to the east is a dedicated carparking area servicing non-residential activities along Montague Road. A car parking area associated with commercial activities is located to the east of the Site.



Figure 2-1 2026 Aerial of the Site and Surrounds

Source: MAS Architecture

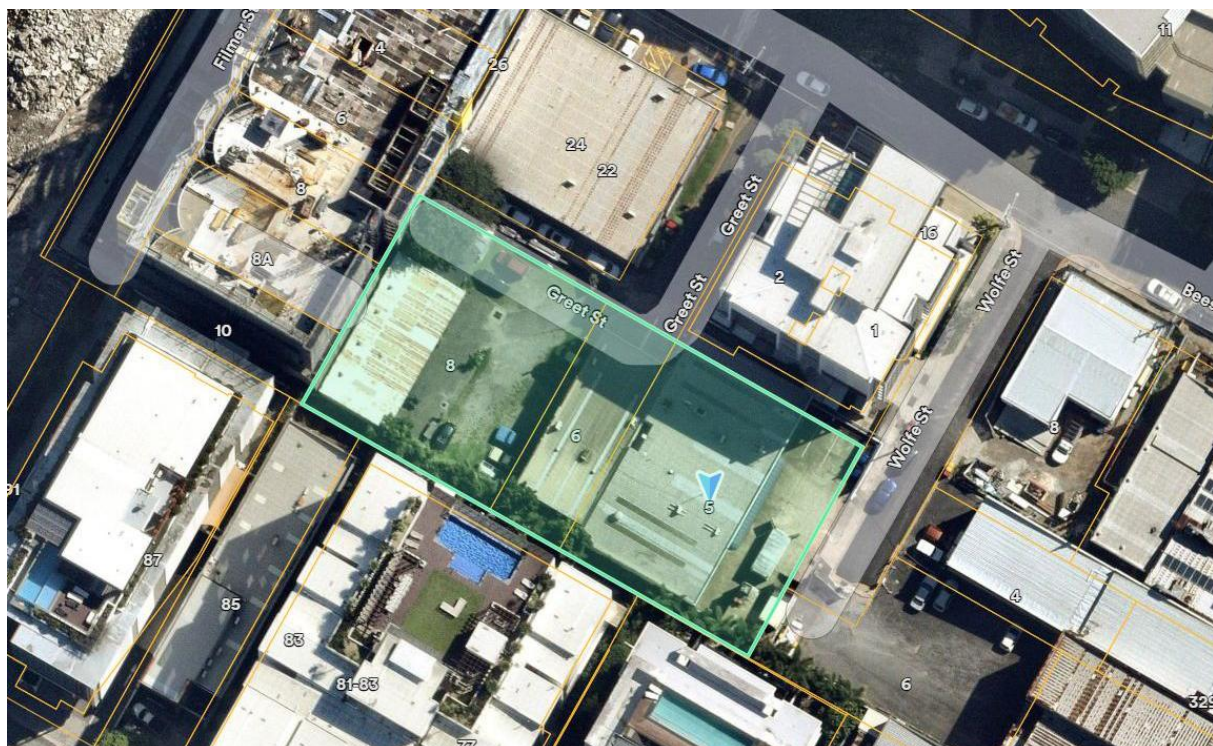


Figure 2-2 2026 Aerial of the Site

Source: NearMaps



Figure 2-3 Surrounding Building Heights

Source: MAS Architecture

Location Context Table

Distance to Brisbane City	3.0 km (approx.)
Nearby Roads and Arterial Routes	Beesley Street – North to the site Wolfe Street – East to the site Greet Street – East to the site Victoria Street – South to the site Filmer Street – West to the site
Nearby Services	West End State School Brisbane State High School The Wesley Hospital Queensland Children's Hospital Central Train Station
Parks / Open Space	Davies Park West End Riverside Lands Park

Table 2-1 Location Context Table

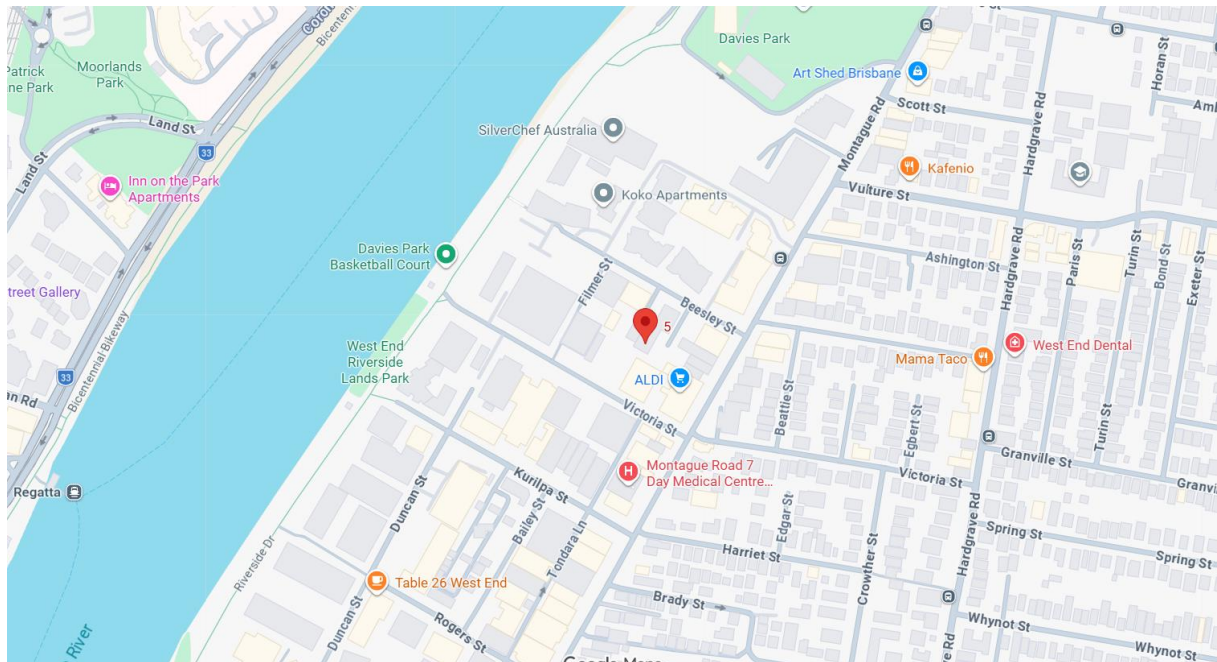


Figure 2-4 Location Map

Source: Google Maps

2.3. Site Description

The Site is comprised of three allotments:

- 5 Wolfe Street, West End
- 6 Greet Street, West End
- 8 Greet Street, West End

The Site has frontages to both Greet Street and Wolfe Street. The verge along Greet Street continues west providing additional verge and road frontage to the Site. Therefore, the Site does not have a rear boundary. Several existing vehicle crossovers provide access from both streets.

Wolfe Street is a Neighbourhood Road (Minor Road) configured with a two-way undivided carriageway. A small amount of kerbside parking is permitted, and pedestrians are accommodated on both sides. **Greet Street** is a Neighbourhood Road (Minor Road) configured with a two-way undivided carriageway, with parking permitted on the eastern side of the carriageway. A pedestrian path is on the western side.

The Site has a total area of 1,943m². Topographically, the land falls generally from east to west with ground levels along the eastern boundary range of approximately 6.2m AHD at the eastern boundary to 4.19m AHD at the western side. The Site is improved by several existing 1-2 storey commercial/industrial buildings and carparking. There are no street trees along the Sites frontage to Wolfe Street & Greet Street. No easements exist over the Site. The Site benefits from full urban services, including reticulated water, sewer, electricity and telecommunications infrastructure, consistent with its inner-west Brisbane location within the Brisbane City Council jurisdiction.

Refer to the below table for the Site description.

Site Description Table

Address	5 Wolfe Street & 6-8 Greet Street, West End
Lot Description	Lots 3 on RP10922, 4 & 5 on RP10925

Site Description Table

Area:	1,943m ² (814m ² + 304m ² + 825m ²)
Improvements:	1-2 storey commercial/industrial buildings and carparking
Slope:	Slight fall from the Wolfe Street to the western boundary (6.2m AHD to 4.19m AHD)
Access / Cross Over:	Wolfe Street & Greet Street
Road Hierarchy:	Wolfe Street & Greet Street are identified as Neighbourhood Roads
Footpath:	Wolfe Street – Concrete Greet Street – Concrete
Street Trees	Nil
Flooding:	Yes – Brisbane River flood & Overland flow flood
Easements:	Nil

Table 2-1 Site Description Table



Figure 2-5 Street View – Wolfe Street – Looking Southwest
Source Google Maps



Figure 2-6 Street View – Wolfe Street – Looking Northeast
Source Google Maps



Figure 2-7 Street View – Greet Street

Source

Google Maps

2.4. Urban Services & Infrastructure

The Site is connected to all urban utilities located in the immediate vicinity. **Figures 2-8 & 2-9** show that all essential services are currently accessed or can be accessed to provide an adequate level of service for all proposed dwellings.

Refer to Civil Engineering Report prepared by CDS (**Appendix C**).

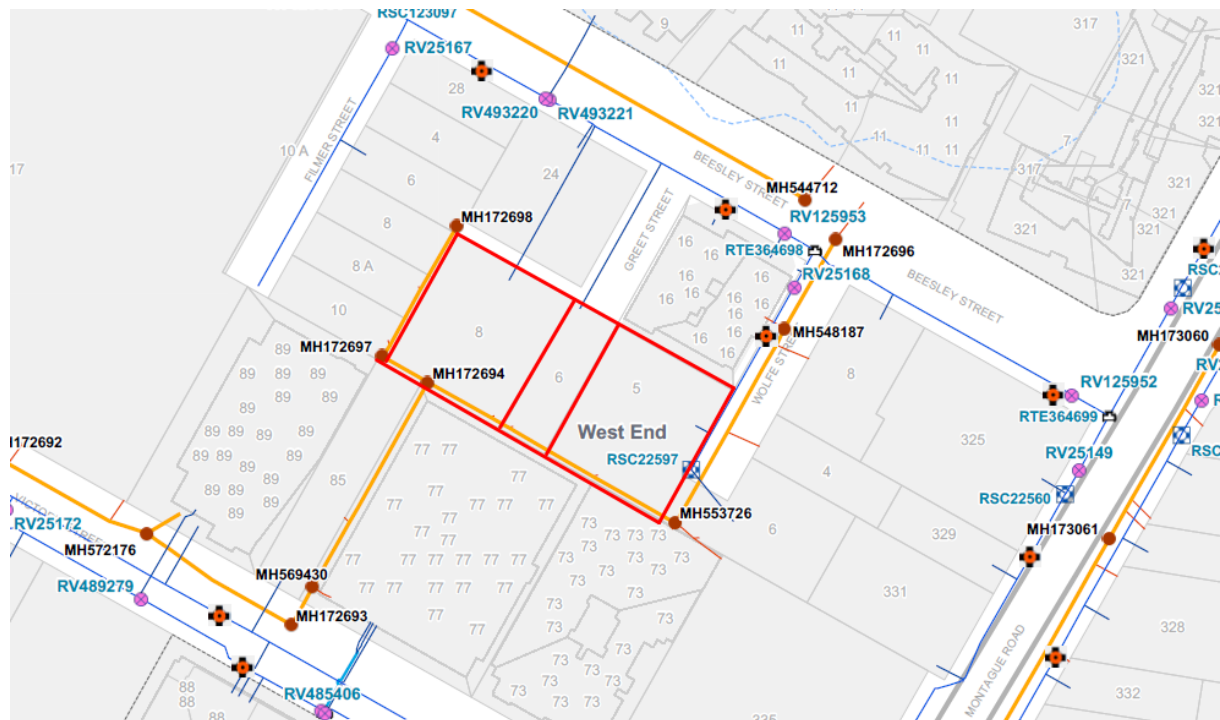


Figure 2-8 Existing Services (Water & Sewer)

Source:

BCC Community Maps



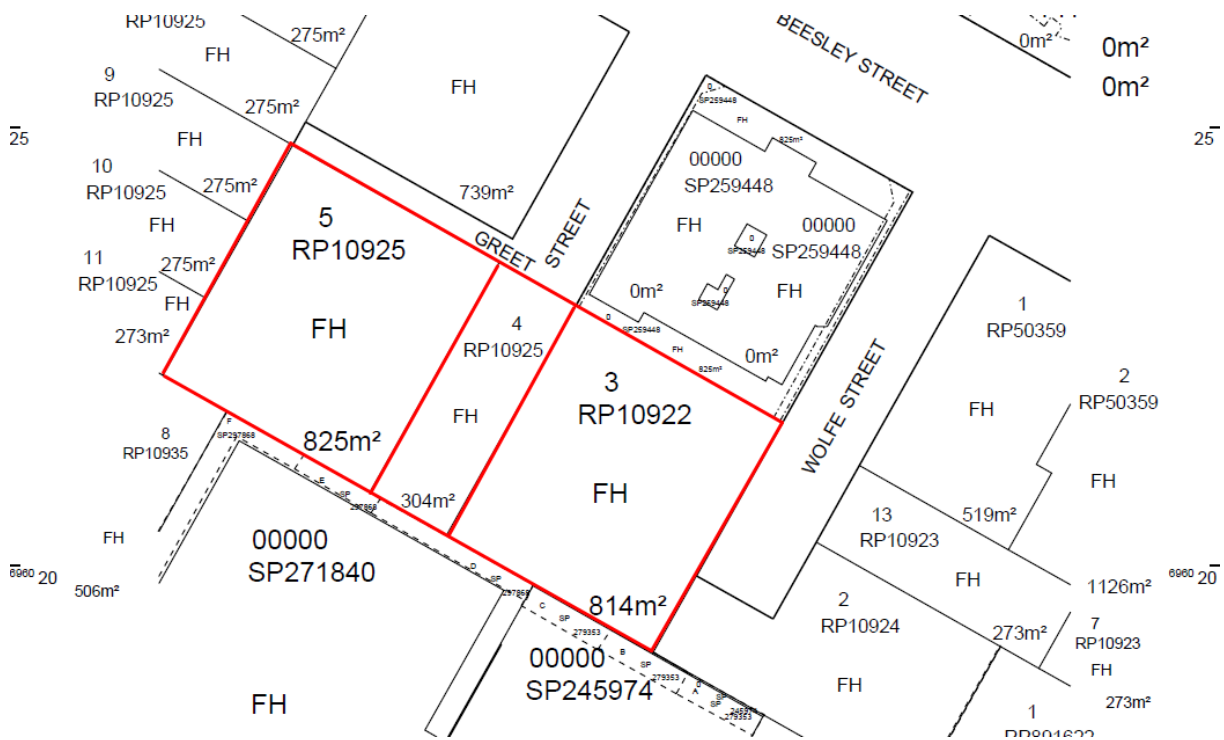


Figure 2-10 Land Parcel Map (SmartMap)
Source: DNRM Smart Map

3. PROPOSED DEVELOPMENT

3.1 Proposal Details

The Proposal is for a MCU for Multiple Dwelling (113 Units) and is detailed within **Appendix B - Architectural Plans** prepared by MAS Architecture.

The design approach for the Proposal sought inspiration from the following:



Figure 3-1 Design Inspiration

Source: MAS Architecture

The following design elements have then been incorporated into the Proposal:

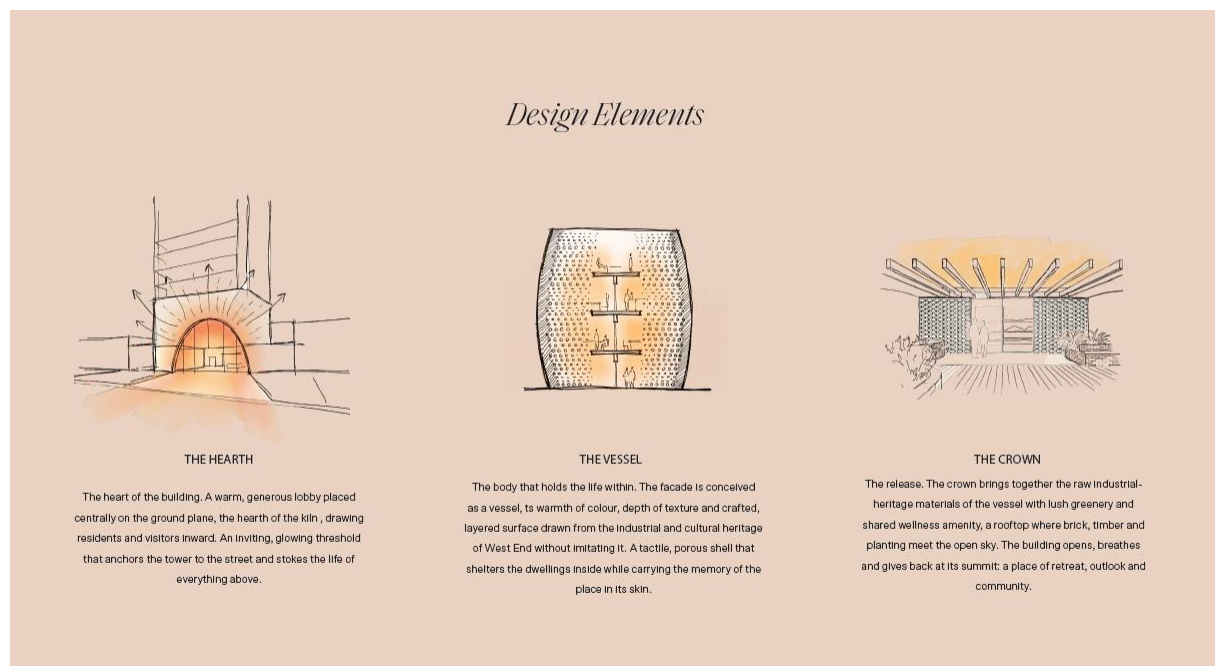


Figure 3-2 Design Elements

Source: MAS Architecture

We are of the view that the Proposal:

- Achieves outstanding architectural merit
- Sensitively considers adjoining and surrounding development
- Will deliver quality 2 & 3-bedroom housing product to the market



Figure 3-3 Architectural Render – Beesley Street

Source: MAS Architecture



Figure 3-4 Architectural render – view from Wolfe Street

Source: MAS Architecture



Figure 3-5 Architectural render – Fillmer Street

Source: MAS Architecture

Colours *and* Materials



Figure 3-6 Colours and Materials

Source: MAS Architecture

The architectural plans have also addressed Council's "Buildings that Breathe" document – see **Figures** below.

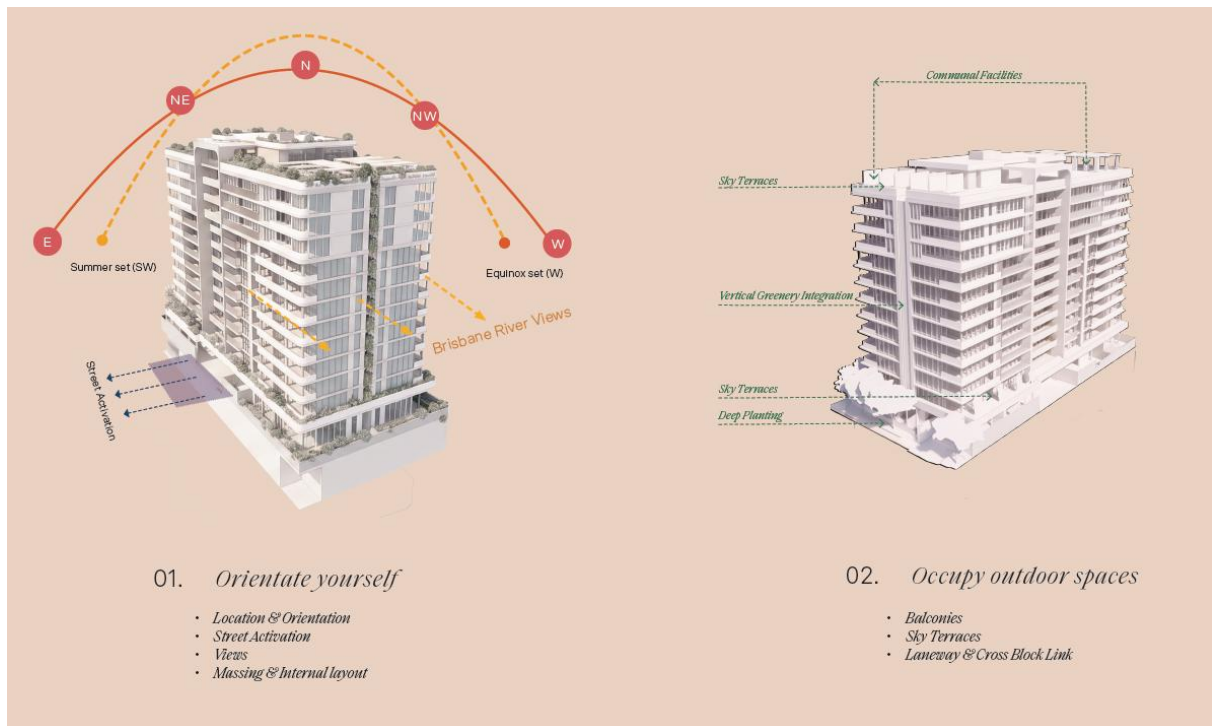


Figure 3-7 'Buildings that Breathe' Response – Orientate Yourself & Occupy Outdoor Spaces
Source: MAS Architecture

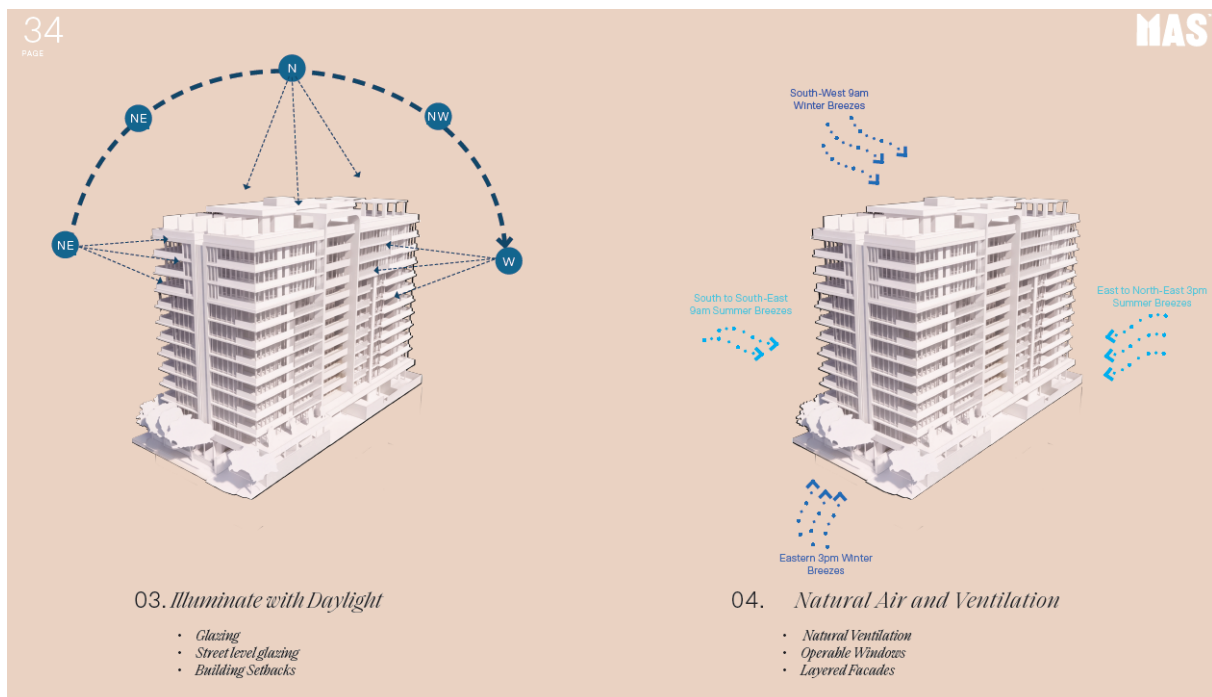


Figure 3-8 'Buildings that Breathe' Response – Illuminate with Daylight & Natural Air & Ventilation
Source: MAS Architecture



Figure 3-9 'Buildings that Breathe' Response – Shade and Protect & Living Greenery

Source: MAS Architecture



Figure 3-10 'Buildings that Breathe' Response – Identity Matters & Reduce Energy and Waste

Source: MAS Architecture

The particulars of the Proposal are summarised below:

- Demolition of all on-site improvements.
- A maximum building height of 13 storeys including a rooftop podium recreational level (rooftop garden) and two levels of basement car parking.
- 113 units including 92 x 2-bedroom units and 21 x 3-bedroom units.
- Maximum site cover of 60.2%
- A dedicated pedestrian access is provided off both Greet Street and Wolfe Street adjacent to the landscaping areas and provides for direct access to the ground floor lobby.
- Landscaping to all boundaries is proposed and podium landscape. An extensive deep planting area are provided adjacent to the Wolfe Street boundary.
- Generous private open space in the form of balconies is provided for all above ground apartments. Ground floor apartments are proposed provided with direct access to large private terraces. A communal rooftop recreation area is provided.
- Two-way vehicle access way to Wolf Street and single exit to Greet Street. The access has been designed around the swept path of service vehicles and to maintain vehicle flow for access to car parking. Sight distances from the proposed crossover have been reviewed on site and meet the requirements of the TAPS Policy. Refer to the Traffic Report.
- Total of 116 car park spaces, 5 motor bike spaces and 142 bicycle spaces. The carparking area and servicing areas are below ground or recessed behind the building.
- An internal on-site refuse storage facility is at the ground level adjacent to the driveway and directly accessible by the service vehicles.

The building is well designed and articulated with varying setbacks, deep balconies, variations in façade treatments and materials and presents well to its surrounds. Refer to the below architectural statement from **Appendix B – Architectural Plans**.



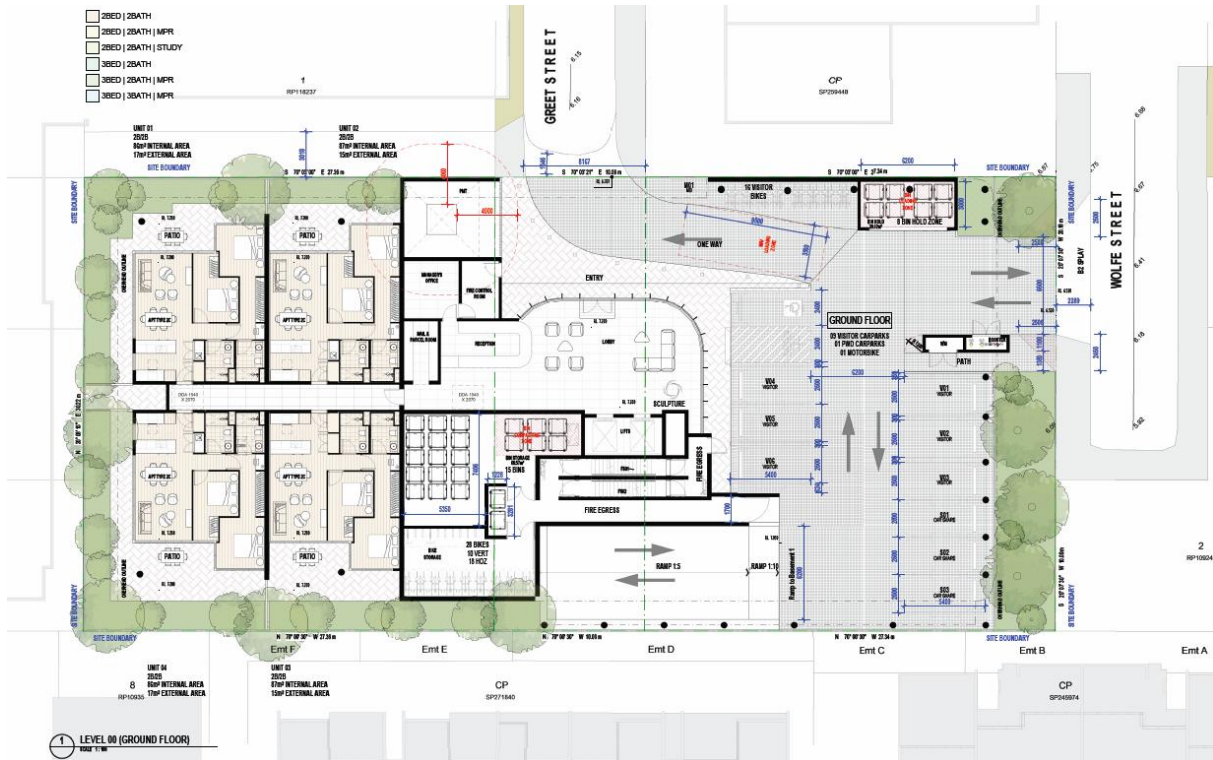
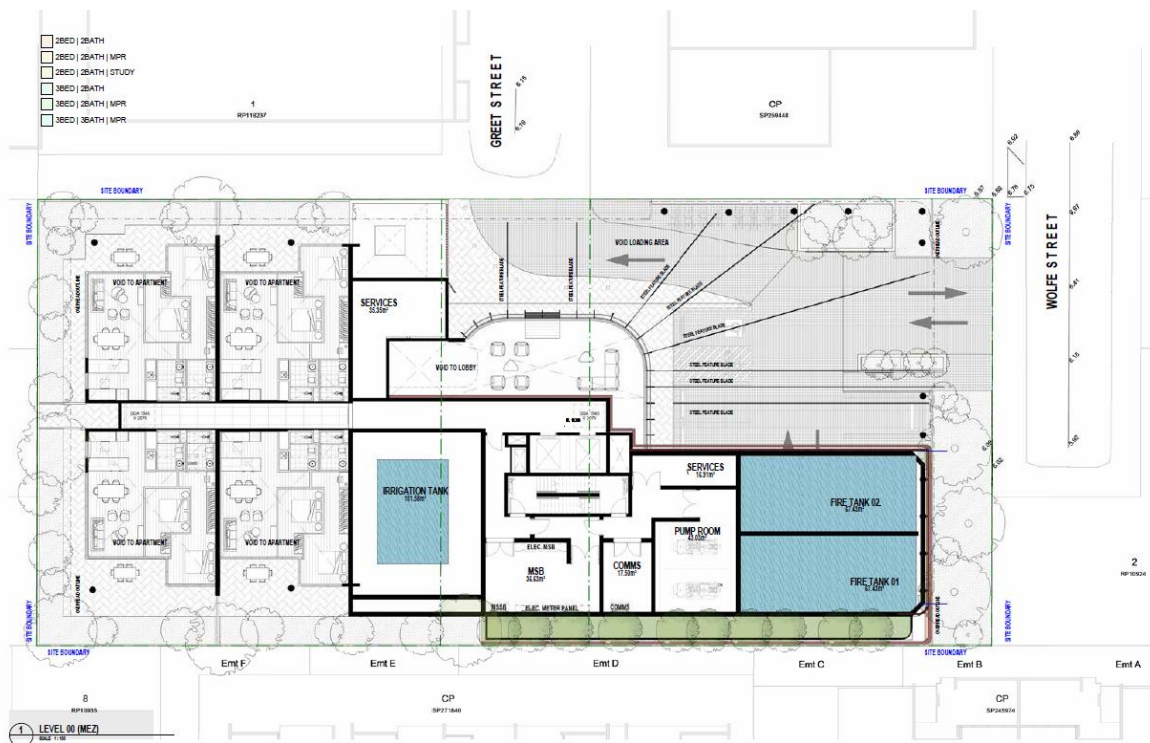


Figure 3-12 Proposed GA – Ground Floor

Source: MAS Architecture



MAS FURTADO
PROPERTY

WOLFE ST
GA - GROUND FLOOR PLANT
2017 A 20.11

1:100
1"=10'-0"

Figure 3-13 Proposed GA – Ground Floor Plant

Source: MAS Architecture



MAS FURTADO PROPERTY
Figure 3-14 Proposed GA – Level Two
 Source: MAS Architecture



MAS FURTADO PROPERTY
Figure 3-15 Proposed GA – Level 03 – Level 09 – Typical
 Source: MAS Architecture



MAS

FURTADO
PROPERTY

WOLFE ST
GA - LEVEL 10 - LEVEL 12 - TYPICAL
2517 A 20.20



Figure 3-16 Proposed GA – Level 10 – Level 12 – Typical
Source: MAS Architecture



Figure 3-17 Proposed Rooftop Garden (Recreation Area)
Source: AS Design

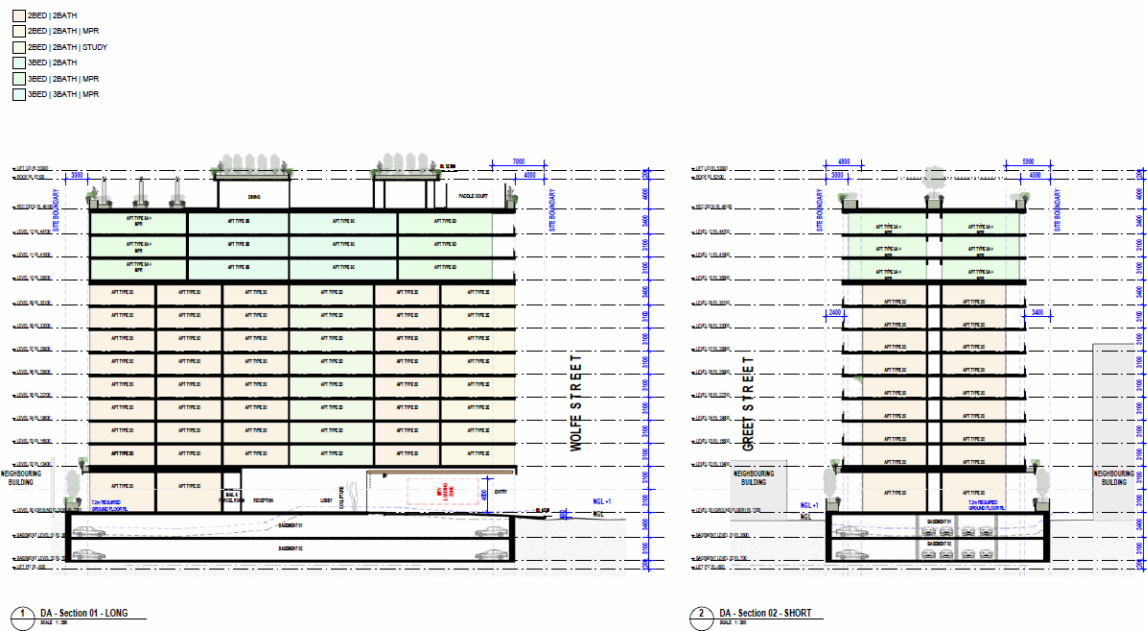


Figure 3-18 Proposed Overall Sections

Source: MAS Architecture



Figure 3-19 Proposed North & East Elevations

Source: AS Design



Figure 3-20 Proposed South & West Elevations

Source: AS Design

Proposed Development Table	
Material Change of Use – Multiple Dwelling	
Lot Description:	Lots 3 on RP10922, 4 & 5 on RP10925
Lot Size:	1,943m ²
Proposed Use:	Multiple Dwelling
Number of Storeys:	13 storeys
No. of Units:	113 units
Site Cover:	60.2%
Parking Spaces:	116 car parking spaces
Front Setbacks:	4.4m balcony and 5.7m wall.
Rear Setbacks:	3.2m to 5.65m
Side Setbacks:	3.2m to 5.7m
Crossover Width:	7.0m Greet Street 6.5m to Wolfe Street
Refuse Storage/Collection:	Ground level enclosed space
Materials:	Various including masonry, brick, terracotta, metal balustrading, glazing

Table 3-1 Development Breakdown

Source: Urbicus

3.2 Pre-Lodgement Meeting

A pre-lodgement meeting was held with Council on 12th June 2026. Council minutes and responses provided below.

Advice pertaining to a Development Permit for Material Change of Use of premises for a 13 storey mixed use Multiple Dwelling (121 units) and Food and drink outlet (Café) on a 1,943m² property holding.

Details of the development is as follows:

- Ground level lobby, café (Greet Street orientation), servicing and 6 units
- 13 storeys plus communal rooftop garden
- 2 basement levels
- 100, 2 x bedroom units and 21, 3 x bedroom unit mix
- 108 car parking spaces

Pre-lodgement advice	Urbicus Response
1. Application process The proposed building height is greater than the 7 storeys prescribed under Table 7.2.19.4.3.B of the South Brisbane riverside neighbourhood plan for developments within the Riverside South precinct and thus triggers impact assessment. A Food and drink outlet has merit given it is of a small scale (under 250m²) and anticipated within the High density residential zoned area of the Riverside South precinct of the South Brisbane riverside neighbourhood planning area. A Multiple dwelling is also anticipated within the zone and neighbourhood plan as it provides an integral transition between the 'timber and tin' housing of West End and	Proposal plans and supporting information demonstrate that the development is consistent with height and form expected in the High-density zone and the higher densities intended for inner city locations. No non-residential uses are proposed. Refer to Section 9 of the planning report.

Highgate Hill and new development in the South Brisbane riverside area, however the built form must be appropriately designed to mitigate impacts on surrounding residents and be in keeping with the expectations of the community and surrounding context. As building height is a level of assessment determination, as part of any future development application supporting information would be required upon lodgement, to understand the methodology the number of storeys has been calculated. Numerous sections plans in multiple directions demonstrating building height should be provided, clearly notating ground level (as defined by the Planning Scheme), with a 1m above ground level line being provided through the entire form. A detailed description of the basement and the rooftop garden's ability to be excluded should also be provided. As an Impact assessable development, public notification will be required to be carried out in accordance with the Planning Act 2016. Council will consider submission/s received as part of the assessment of the application, and properly made submitters retain appeal rights.	
2. Building height and bulk As the neighbourhood plan has indicated a 7 storey building height on land less than 10,000m², a 13 storey building height has little merit for such uplift given there is limited comparably sized forms on similar sized allotments. A more complementary building height to that of recently approve/constructed developments should be considered if an uplift in building height is proposed. Given the sites context, any performance solution sought to building height will need to demonstrate it does not impact the view shed corridor VS3 from Victoria Street to Mt Coon-tha and the D'Aguilar Ranges as outlined in figure a of the neighbourhood plan. A shadow diagram (at 9am, 12pm and 3pm on Winter Solstice and Equinox) comparing the developments impact against a compliant (7 storey) building will assist in demonstrating any potential overshadowing that may be caused by the proposal. Upon lodgement of any future development application, provide Council with a three-dimensional CAD model so the development may be viewed in the Virtual Brisbane model. Given the developments prominence in view due to building height.	Proposal plans and supporting information demonstrate that the development is consistent with height and form expected in the High density zone and the higher densities intended for inner city locations. Supporting information also demonstrates view corridors are not adversely affected and shadow diagrams show no adverse impact to neighbouring developments. Refer to Section 9 of the planning report.
3. Built form As currently presented, the form is visually dominant given the extent of performance solutions sought to height, bulk, setbacks (and separation), building lengths and the limited in ground deep planting opportunities. Whilst Council will consider a performance solution to the 7 storey building height, the development overall height, bulk and scale may need to be reduced to achieve a more balanced built form to landscaping outcome. Given the developments context there are no rear boundary setbacks and whilst Council will consider smaller side boundary setback, appropriate orientation (particularly for habitable spaces) and articulation will still be required to alleviate the extent of any overlooking, reducing the buildings mass and promote greater areas of deep planting and landscaping opportunities. Of particular interest is the Western and Southern boundaries; however without elevations, the interface with surrounding developments is	Proposal plans and supporting information demonstrate that the built form and setbacks proposed for the development are generally consistent with the intended outcomes and with built form separation and interface that does not have an adverse impact on neighbouring developments in terms of amenity and privacy. Car park areas are either at basement or where at ground level fully enclosed as to ensure amenity to neighbours is not affected. Refer to Section 9 of the planning report.

difficult to determine. A full set of architectural plans including cross sections through several elevations outlining how the developments built form will have on its surrounding adjoining residents will be required for Council to consider any performance solutions to building separation and setbacks. The neighbourhood plan specifies 70% site cover with the current site cover of approx. 79% being proposed. This extent, when combined with limited deep planting opportunities (approximate 6% of the site) contributes to the developments building bulk. Consider providing greater side boundary setbacks to facilitate greater areas of landscaping and deep planting to present a form that is more in line with the intended built form anticipated for the zone and neighbourhood plan. The total building length, exceeding the neighbourhood plans 40m maximum, to promote slender towers is also of concern. Though there are acknowledged to have breaks in form to alleviate building mass, further design considerations are required through the middle to promote visual permeability and greater architectural interest. While no elevations or 3D massing has been provided for comment, the floor plates indicate opportunities for modulating the building form. Building facades must incorporate adequate articulation and material variations, shading devices, finer scaled details to provide visual interest to modulate bulk and scale. Provide further detailing in the future development application. The ground floor will need to consider greater areas of pedestrian permeability and interaction, particularly from Wolfe Street. A pedestrian thoroughfare to the lobby and the Food and drink outlet should be considered from Wolfe Street. The proposal presents significant use of built to boundary walls at heights exceeding 7.5m along the Northern and Southern boundaries. Council recommends reduction of any built to boundary walls including the heights and lengths as they are likely to negatively impact on adjoining residential amenity and access to daylight and sunlight. Detailed sections should be provided in these areas as part of the future development application to demonstrate the developments interaction with adjoining residents.	
4. Buildings that Breathe and Brisbane Green Factor Given the scale of performance outcomes being sought by this development, it is considered reasonable to expect that the development aligns highly with the Buildings that Breathe design guide and ensure high quality amenity for residents, a strong urban design and landscape outcome. As part of any future development application, provide a Buildings that Breathe report outlining how the development addresses each sub-element. The future development application is to be accompanied with detailed plans, elevations, sections sufficient to describe the project in terms of elements, materials, finishes, spatial relationships and integrations of landscaping. It is suggested that detailed perspectives of the ground plane also be provided to highlight pedestrian movement. The development will also need to demonstrate it provides high quality landscape outcomes on ground level, throughout the height of the building and at the top of the roofed area to ensure the building is softened in its appearance, supports outdoor living opportunities within the development and	Proposal plans and supporting information includes Building that Breathe principals and demonstrate that the footprint, landscape areas, streetscape interface contribute to a high level of amenity for residents. Refer to Section 9 of the planning report and architectural plans included in Appendix A.

helps to reduce the heat island effect. Any future application should be supported by a detailed landscape concept plan and include a Brisbane Green Factor score card. For more information, visit the following link: https://brisbanegreenfactor.brisbane.qld.gov.au/	
5. Landscaping and open space The proposed private open space balconies appear suitable for their intended users, however further clarification to be detailed including it orientation and any areas lost to external materiality/detailing and screening will need to be further refined. A minimum 12m², with 3m dimension is required to ensure functionality of each private open space balcony. A rooftop communal open space area is encouraged and given the sites context, can provide an architectural feature. Council encourages greater areas of landscaping within this area to ensure there is an appropriate balance between indoor and outdoor spaces with a pleasant outlook for residents. Future plans for this site are to ensure the communal open space area provides a minimum 50% as open to the sky, that provide a minimum of 25% of the proposed area/s as landscaping. Rooftop communal open space areas are to also provide containerised planters with depths and soil volumes in accordance with the Landscape design Planning Scheme Policy (PSP) for shade tree planting to provide natural shade to 25% of the space within 5 years. The proposed use of containerised planting is encouraged, however there is very little in ground deep planting opportunities given the basement design. Consider improving the extent of in ground deep planting opportunities to promote the viability of large subtropical shade tree planting (i.e. a 4mx 4m dimension). The future development application will need to detail the extent containerised planting used to ensure it is of sufficient depth to accommodate the intended vegetation and be accessible for access and maintenance. A Landscape concept plan would also be provided demonstrating information regarding integrated landscaping elements and containerised planting. Specifically, additional information to demonstrate how safe and efficient access will be provided to the onsite landscape planting in response to the Subtropical building design PSP. Information will also be required to ensure the proposed planter depths and volumes reflect the minimum requirements within the Landscape work code. Additional useful information can also be found in Schedule 6.17 of the Landscape design PSP.	Proposal plans, Landscape plan and supporting information provides for details supporting landscape achieves intended outcomes. Refer to architectural plans and landscape concept plan.
6. Streetscape Works There is no Streetscape hierarchy overlay mapping along Greet Street frontage, therefore, no additional works are required. Wolfe Street is mapped as a Neighbourhood Street major street within the Streetscape hierarchy overlay. Given the adjoining development to the north A003933977 permitted a reduced verge width of 3.5m, the Council will consider a reduced verge width of 3.5m to achieve a consistent alignment along the western side of the cul-de-sac. Plans submitted as part of a future application are to illustrate the location of the nominal face of kerb for the full length of the Wolfe Street site frontage, the existing verge widths and (if required) any necessary land dedication to provide a minimum 3.5m wide verge.	Proposal plans, Landscape plan and supporting information provides for details supporting appropriate address of the Wolfe Street frontage. Refer to architectural plans and landscape concept plan.
7. Stormwater	Refer to Civil engineering documentation.

A Lawful Point of Discharge is to be demonstrated. Guidelines as to what Council constitutes to be a satisfactory Lawful point of discharge may be found in section 7.6 of Infrastructure Design (ID) Planning Scheme Policy (PSP). The site has access to an LPD (i.e. the existing BCC stormwater drainage at corner of Greet Street and Beesley Street). A Site Based Stormwater Management Plan report prepared by an RPEQ will be required to demonstrate compliance with the outcomes within the Stormwater code. The report is to be prepared in accordance with section 1 of the ID PSP, and address both stormwater quality and quantity. Stormwater detention is not required. Our understanding is that the existing private foul water lines through the site are redundant, however this needs to be confirmed before removal. An Erosion and Hazard Assessment Form is required to be lodged with any development application that will result in soil disturbing activity (There are three categories of hazard i.e. low, medium and high and conditions will be imposed based on the category of hazard).	
8. Access and servicing A traffic report, endorsed by an RPEQ, is required to demonstrate that the proposal complies with the TAPS PSP. Any performance solutions proposed for consideration need to be detailed as part of an RPEQ signed traffic report. Circulating/parking aisles, ramps, bays and maneuvering areas are to be designed in accordance with the Transport, Access, Parking and Servicing (TAPS) Planning Scheme Policy (PSP), noting ingress and egress is to occur in a forward gear. Visitor parking should be provided at the required rate (1 visitor space for every 20 dwelling units) and be freely accessible (i.e. not to be located behind roller shutters). The minimum standard design service vehicle for occasional access (Multiple dwelling) is LRV. Strong justification will be required for a proposed performance outcome with the largest design vehicle being RCV. Any future application will need to address the requirements for refuse as stated in the Refuse code will be required in accordance with the Refuse PSP. Any future application must demonstrate compliance with the Refuse PSP and swept path analysis for manoeuvring of the RCV and occasional service vehicle to be demonstrated. Council will consider refuse service collection frequency of twice weekly for the Multiple dwelling. The bin storage areas is to be roofed and screened and be sufficient to accommodate the volumes of waste generated by the development with source separation at point of disposal to be considered. A chute system capable of accepting both refuse and recycling as well as waste compaction technology are also encouraged. Servicing for the Food and drink outlet is to be demonstrated and provide separate refuse storage and collection arrangements.	Refer to the TIA for the RPEQ traffic report addressing parking, servicing, manoeuvring and traffic assessment.
9. Flood hazard The site is mapped with Brisbane River and overland flow flooding as well as Brisbane River flooding. The current River 1% AEP flood level = 6.7m AHD. The Brisbane River DFL = 5.4m AHD. As such the required development levels are:	Refer Flood Emergency Plan.

• Basement entrance level = 5.7m AHD (a higher level is recommended) • Habitable floor level = 7.2m AHD • Essential services level = 7.2m AH A code assessment is required for the Flood overlay code and will need to include a flood risk assessment to address PO3 of the Flood overlay code that is suitably addressed by a RPEQ certified hydraulic engineer. The overland flow flooding will be minimal as large stormwater drainage has previously been constructed in the surrounding streets, discharging to the River.	
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4. SUPPORTING DOCUMENTATION

4.1 Supporting Information

This report is accompanied by the supporting information identified in the Table below.

Document / Plan / Report	Consultant	Location
Site Survey	Sonto Surveyors	Appendix A
Architectural Plans	MAS Architecture	Appendix B
Traffic Impact Assessment	BMC Traffic	Appendix C
Civil Engineering Reports	CDS	Appendix D
Stormwater Management Plan	CDS	Appendix E
Flood Emergency Management Plan	CDS	Appendix F
Landscape Concept Plan	AS Design	Appendix G

Table 4-1 Consultants Supporting Information

4.1.1 Site Survey

Sonto Surveyors have prepared a contour and detail survey. Refer to **Appendix A**.

4.1.2 Architectural Plans

The architectural plans prepared by MAS incorporate:

- Site Plans
- Floor Plans
- Elevations
- Sections
- Perspectives
- Streetscapes
- Setback analysis
- Buildings that Breathe design response

The architectural plans detail a well-considered and articulated building that responds to its surrounds and will offer future residents and high standard of living. Refer to **Appendix B**.

4.1.3 Traffic Impact Assessment Report

The Traffic Engineering Assessment undertaken by BMC Traffic provides an assessment of the car parking and transport impacts of a Proposal. The report concludes:

- *Adopting the TAPS Policy requirements, the site's vehicular parking requirement is:*
 - *A maximum of 124 resident parking spaces.*
 - *6 visitor parking spaces.*
- *The parking provision meets the requirement, noting the following are proposed:*
 - *106 resident car parking spaces;*
 - *4 resident motorcycle parking spaces;*
 - *6 visitor car parking spaces;*
 - *1 visitor motorcycle parking space;*
 - *1 PWD car parking bay; and*
 - *3 car share bays.*

- *The bicycle parking requirement is 113 resident and 29 visitor spaces and a total of 142 bicycle parking spaces are proposed.*
- *A detailed review of the parking layout is provided in the body of this report. Detailed comments are provided in the body of this report.*
- *The proposed site crossovers allow appropriate accessibility for the development.*
- *Appropriate refuse storage is shown, noting a total storage of 14 x 1,100L bins are required and this provision is accommodated.*
- *On-site loading is demonstrated for vehicles up to and including a 10.7m Large Rigid Vehicle (LRV), with accessibility by an RCV and MRV also demonstrated.*
- *Commentary regarding the site's traffic impact is provided in the body of this report, noting the site's current use and marginal anticipated traffic volumes.*

Refer to **Appendix C**.

4.1.4 Civil Engineering Reports

A Civil Engineering Report and Storm Water Management Plan has been prepared by CDS.

The reports:

- Address the relevant BCP2014 engineering codes;
- Review the civil engineering constraints on the Site;
- Demonstrate the extent of flooding impacts on the Site;
- Confirm connection to services;
- Identify the lawful point of discharge for the development; and
- Confirm the stormwater quality management requirements for the development.

Refer to **Appendix D-F**.

4.1.5 Landscape Design Report

AS Design have prepared a Landscape Concept Plan that includes:

- Landscape Concept Plan
- Plant Palette
- Landscape Code response

The landscape package should be viewed in conjunction with the architectural package prepared by MAS Architecture. Refer to **Appendix G**.

5 STATUTORY FRAMEWORK

This section addresses components of the statutory planning framework relevant to the assessment of the proposed development.

5.1 Planning Act (PA) 2016

The PA2016 is the statutory instrument for the State of Queensland under which development applications are assessed by local and state governments.

5.1.1 Level of Assessment

The level of assessment for this application is **Impact**. Under Section 45(5) of the Planning Act:

- (5) *An impact assessment is an assessment that:*
 - (a) *must be carried out:*
 - (i) *against the assessment benchmarks in a categorising instrument for the development;*
 - and*
 - (ii) *having regard to any matters prescribed by regulation for this subparagraph; and*
 - (b) *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

Assessment benchmarks are described in Section 30 of the Planning Regulation 2017:

- (1) *For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
- (2) *Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks:*
 - (a) *the assessment benchmarks stated in:*
 - (i) *the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) *the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) *a temporary State planning policy applying to the premises;*
 - (b) *if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;*
 - (c) *if the local government is an infrastructure provider—the local government's LGIP*
- (3) *However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.*

An assessment of the application has been undertaken against relevant assessment benchmarks described in Section 30 of the Planning Regulations outlined above.

5.1.2 Public Notification

Section 53(1) of the PA2016 states:

An applicant must give notice of a development application if:

- (a) any part of the application requires impact assessment;*
- or*
- (b) the application includes a variation request*

The application requires Impact assessment and therefore notice of the application will be undertaken in accordance with the PA2016.

5.1.3 Referral

Under Section 54(2) of the PA2016:

(2) A referral agency, for a development application, is:

- (a) the person prescribed by regulation as a referral agency for applications of that type;*
- or*
- (b) if that person's functions have been devolved or delegated to another person—the other person; or*
- (c) if the Minister has decided that a person is a referral agency under section 48(6)—that person.*

Part 4, Section 22(1) of the Planning Regulation states that:

Schedules 9 and 10 prescribe:

- (a) for section 54(2)(a) of the Act, the referral agency for the development applications stated in the schedules.*

The Proposal does not trigger referral to State Government.

5.2 State Planning Requirements

5.2.1 State Planning Policy (SPP) 2017

The SPP was released on 3 July 2017. It is a state planning instrument made under Chapter 2 Part 2, Section 10 of the Planning Act.

The SPP outlines 17 state interests that must be considered in every planning scheme across Queensland. These state interests are arranged under five broad themes:

- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the SPP represents an assessment benchmark and the assessment manager must have regard to SPP's, if it is not identified and addressed in the planning scheme.

When a local planning scheme has not yet been updated to incorporate the SPP state interests, the council will assess a development application using the assessment benchmarks in the SPP.

Part 2 Section 2.1 of City Plan indicates that the SPP was integrated into the planning scheme and therefore assessment against the SPP is not required.

5.2.2 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) define the state's interest in development assessment. It contains the matters the state assessment and referral agency (SARA) considers when assessing a development application on behalf of the chief executive.

When submitting a development application to the SARA, the applicant is required to demonstrate how the application complies with the applicable state code(s) in SDAP.

However, as the Proposal does not require referral to SARA (refer to Section 4.1.3) the SDAP's do not apply.

5.2.3 SEQ Regional Plan 2023

The Site is within the area of the South-East Queensland Regional Plan (Regional Plan) 2023.

Under Section 26(2)(a)(i) of the Planning Regulation, the Regional Plan represents an assessment benchmark. The assessment manager must have regard to regional plan, if it is not identified as being appropriately reflected in the planning scheme.

The Regional Plan is reflected within the Strategic Framework of the Brisbane City Plan 2014.

The Site is included in the Urban Footprint Land Use Area of the Regional Plan that is intended to accommodate urban development.

6 LOCAL PLANNING REQUIREMENTS & ASSESSMENT

The BCP2014 is the applicable planning scheme. The relevant provisions are identified and addressed below.

6.1 Assessable Development and Level of Assessment

The Proposal is assessable development under the BCP2014 requiring development permit for a Material Change of Use (MCU) - Multiple Dwelling (113 Units).

The development proposes a Multiple Dwelling at **13-storeys**, where the specified maximum building height under the South Brisbane riverside Neighbourhood Plan (NP-007) is **7-storeys**, and therefore the level of assessment for the development application is **Impact**.

The demolition of existing buildings is not assessable development under BCP2014.

6.2 Strategic Framework

The Proposal requires assessment against the Strategic Framework as the building height exceeds 7-storeys. The level of assessment would otherwise be Code requiring assessment against relevant assessment benchmarks (Codes) only. Accordingly, assessment of the proposal against the Strategic Framework is focussed on the proposed building height and associated increase in development density proposed over the Site.

The BCP2014 includes a Strategic Framework which sets the policy direction for the planning scheme. Under the Strategic Framework the Site is included in the Suburban Living Area Land Use.

Under Brisbane CityShape the Site is located within or adjacent to the City Centre.

Refer to **Figures 6-1** below.

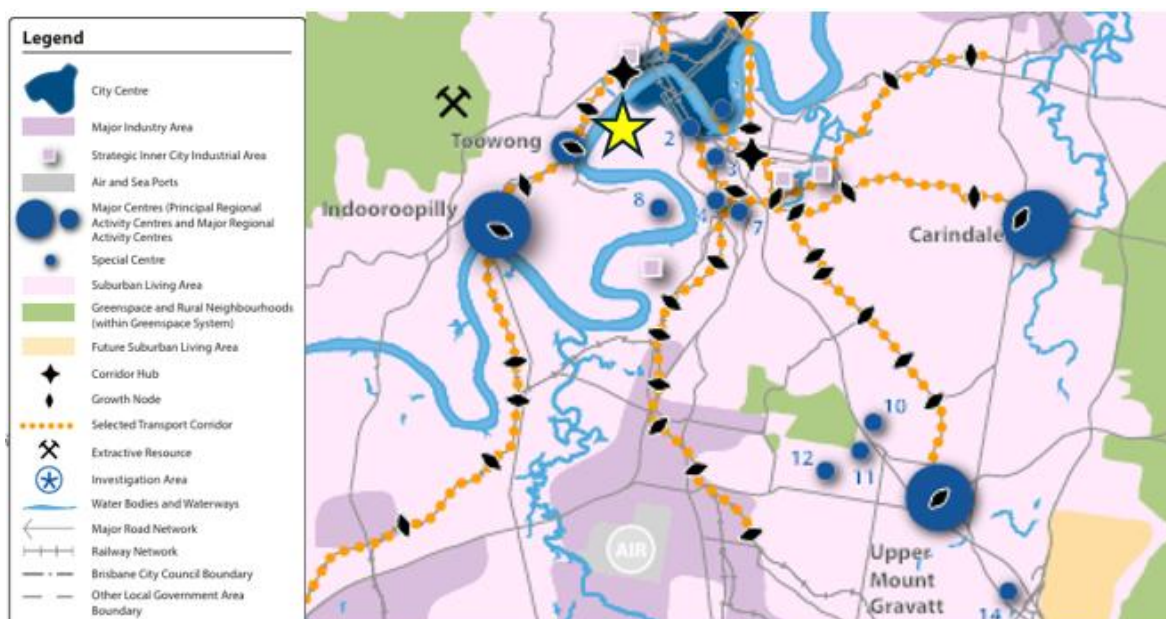


Figure 6-1 SFM-002 Brisbane CityShape 2031 Land Use Strategic Framework Map

Source: BCC Eplan

In responding to the Strategic Framework, the following comments are provided:

- **Brisbane's Suburban Living Areas** represent the majority of established residential suburbs in Brisbane, where growth occurs in response to local needs and impacts on local amenity and values are carefully considered. Brisbane's Suburban Living Areas include centres, community facilities, medium and high density residential and industrial uses, as indicated in neighbourhood plans and the zoning pattern.

The Site is located within the High Density Residential (HDR) Zone, and the proposed development density responds appropriately to its strategic location and high level of accessibility. The Site is situated within walking distance of the Brisbane City Centre, educational institutions, public open space and regular public transport services operating along Montague Road.

The additional residential density is consistent with the intended growth outcomes for the locality and represents an efficient use of well-located urban land. The Site's accessibility to employment, services, recreation and public transport supports increased residential consolidation within this planned growth area. Furthermore, the proposed density is not anticipated to result in any significant adverse impacts on the amenity of adjoining properties or surrounding land uses. Accordingly, the Proposal is considered to appropriately contribute to the planned urban growth and intensification of the locality.

An assessment of the proposal against the Specific Outcomes and Land Use Strategies of **Theme 5.4: Brisbane Suburban Living Area** is provided below.

Theme 5.5: Brisbane's Suburban Living Areas

Specific Outcomes	Land Use Strategies	Nature of Proposal
S01 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	L1 The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.	Complies. The Proposal is for a multiple dwelling consistent within intended uses within the HDR zone. The proposal provides for higher density residential development that maximises its proximity to transport infrastructure and the Brisbane City Centre code. Future residents will have access to services, jobs, public transport, community facilities and recreational facilities.
S02 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. L2.2 Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.	Not Applicable. As above. Not Applicable. As above.

SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings to provide for some intergenerational housing options catering to young people, families and supporting ageing in place.	L3 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.	Not Applicable. The Proposal is for a higher scale multiple dwelling.
SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.	L4.1 Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood. L4.2 The siting, scale and lot coverage of new housing is consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards. 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.	Not Applicable. The Proposal does not involve a subdivision component. Complies. The proposed multiple dwelling is of a scale consistent with the surrounding pattern of development. Complies. Refer to Sections 3 & 8 for more detail.
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. L5.2 District centres are the focus for the public transport network within the local catchment of the district centres.	The Proposal is not for a district centre. As above.
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. L6.2 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:	The Proposal is not for a Neighbourhood centre. As above. As above.

	(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.	
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6.3 Site Zoning

The Site is located within the HDR1 High density residential (Up to 8 storeys) zone.



Figure 6-2 Zoning Map

Source: BCC Interactive Mapping

6.4 HDR1 High density residential (Up to 8 storeys)

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

- (a) high density multiple dwellings; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

The Proposal is consistent with the purpose of the HDR1 Zone delivering residential units within a high density built form.

6.4.1 Development location and uses overall outcomes

Development location and uses overall outcomes	Nature of proposal
Development provides for a range of well-designed, location-responsive, high density, medium to high rise multiple dwellings to predominate.	Complies. The proposed multiple dwelling is well-designed, location-responsive high rise and high density development.
Development facilitates intensive urban consolidation and the highly efficient use of physical and social infrastructure in well-located parts of the city, capitalising on the High density residential zone's strategic location and amenity and proximity to key destinations.	Complies. The proposed development will allow for urban consolidation and better use of physical and social infrastructure, capitalising on the zone's strategic location and amenity and proximity to key destinations.
Development supports the creation of a walkable neighbourhood that optimises the potential for residents to live within walking distance of and be well connected to high-frequency public transport, nearby centres, employment, recreational and educational opportunities and community facilities and reduces vehicle-based trips to work, shops or centres.	Complies. The proposed development will support the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.
Development for a new dwelling house or dual occupancy is not accommodated.	Not Applicable. The proposed development is for multiple dwelling.
Development is not required to be responsive to or to provide a sensitive transition to a lower density building, including a dwelling house on an adjoining site within the High density residential zone, unless it is specifically intended that such a building remain in the zone, for example, a site within the Heritage overlay or where a specific neighbourhood plan provision applies.	Not Applicable. Subject site is not located within the Heritage overlay.
Development creates a wide choice in housing form and size suited to a diverse community, providing housing adaptability to meet the needs of a diverse population and respond to residents' changing life-cycle needs.	Complies. The proposed multiple dwelling will provide housing diversity and enable people to find suitable accommodation throughout their life cycle.
Development for housing types other than a multiple dwelling including rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), provides housing diversity and enables people to find suitable accommodation through their life-cycle needs and supports urban consolidation and meet amenity expectations of residents.	Complies. The proposed multiple dwelling will support and meet the needs of visitors to, nearby destinations, such as hospitals, to provide housing diversity.
Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations such as hospitals.	Not Applicable. The proposed development is for multiple dwelling.
Development meets the building height requirements of the Multiple dwelling code or an applicable neighbourhood plan or meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.	Refer to Section 8.
Development for a dwelling unit may occur as part of a non-residential use.	Not Applicable.

Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a high density predominantly permanent residential environment.	Complies. The proposed development is reasonably expected within the high density zoning.
Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.	Not applicable.
Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	Not Applicable.
Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to: i. have a gross floor area of less than 250m²; ii. serve local residents' day-to-day needs; iii. not undermine the viability of a nearby centre.	Not Applicable.
Development which would result in the co-location of new non-residential uses only occurs along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.	Not Applicable.
Development for a home-based business may only operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	Not applicable.
Development for any other non-residential use serves a local community facility need only such as a childcare centre or a substation.	Not Applicable.

6.4.2 Development form overall outcomes

Overall Outcomes	Nature of proposal
Development for a residential building occurs on an appropriately sized and configured lot and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the High density residential zone and the relevant zone precinct and is consistent with the location-specific provisions in a relevant neighbourhood plan.	Refer to Section 8.
Development provides for a building to have a building height and bulk that responds to: i. the local context including local neighbourhood identity, topography, views, the mix of surrounding uses, proximity to transport corridors and centres, the location of surrounding heritage buildings, parks and environmental features; ii. site characteristics including the shape, frontage, size, orientation and slope.	Refer to Section 8.

Development provides for a building that incorporates a height and setback that: i. provides a sensitive transition at the edge of the High density residential zone or zone precinct and adjoining lower density zones or zone precincts; ii. responds to the existing and intended uses and built form in each particular adjoining zone. Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone. Development provides for buildings to be predominantly well-spaced towers, set within a landscaped space with relatively low site coverage. Development supports a subtropical character by ensuring that: i. building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate; ii. residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and reasonable access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces. Development provides extensive, quality, private and communal open space and landscaping, including deep planting, that soften the dominance of buildings, provide breathing space and encourage outdoor living.	Refer to Section 8. Refer to Section 8. Complies. Building presents as a single storey tower with generous landscaping. Complies. The proposed design supports a subtropical character and is appropriately positioned on-site. Refer to the Builds that Breathe assessment provided by MAS Architects. Complies. The proposed development provides for substantial landscaping, private & communal open space areas. Landscaping is provided to all boundaries. Deep planting areas along the Wolfe Street frontage and complimented by podium planting. Refer to Buildings that Breathe Assessment within the Architectural Plans. Complies. The proposed development will provide quality private and public open spaces and landscaping.
Development provides for a building to: i. take advantage of attractive views and aspects; ii. address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking located below buildings) in order to provide surveillance and encourage activation of parks and streets. Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be: i. suitably located and orientated on the site; ii. designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street. 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.	Not Applicable. Wolfe/ Greet Street is not heavily trafficked roads. Complies. The proposed building's design responds to the prevailing land constraints over the site

6.4.3 Up to 8 Storeys Zone Precinct Overall Outcomes

Overall Outcomes	Nature of proposal
Development of a residential building is predominantly 5 to 8 storeys in height, in a very well-located part of the city, including the inner city, clustered around significant centres and high-frequency public transport nodes.	Performance Solution. Refer to Section 8.
Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a lower building height and/or a smaller bulk than in the Up to 15 storeys zone precinct.	Performance Solution. Refer to Section 8.

6.5 Neighbourhood Plan

6.5.1 South Brisbane Riverside Neighbourhood Plan

The purpose of the South Brisbane riverside neighbourhood plan code is to provide finer grained planning at a local level for the South Brisbane riverside neighbourhood plan area. The purpose of the South Brisbane riverside neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area. The overall outcomes for the neighbourhood plan area are:

Overall Outcomes	Nature of Proposal
South Brisbane riverside is an eclectic, inner-city riverside community, supporting an established, diverse and growing local population situated within a key emerging employment locality and cultural district of international reputation.	Complies – the Proposal will support the continued development of the area by providing additional housing opportunities.
The community's creative focus and relaxed way of life will be reflected through high-quality buildings and public realm, incorporating subtropical design excellence and innovation.	Complies – Proposal consolidated development on land currently underutilised within close proximity to services.
Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.	Not Applicable.
Development makes a positive contribution to the public realm through on-site amenity such as deep planting, well-connected and publicly accessible spaces, protection of existing vegetation, landscaping and public art.	Complies – several access point with separate pedestrian entry.
Development along the river's edge enhances the Kurilpa Point Park, South Brisbane Riverside Lands Park and the West End Riverside Lands Park, by providing improved access, appropriate building setback, bulk and separation, materials, design and landscaping.	Complies - Site created through amalgamation of 3 lots.
New social facilities and infrastructure are provided to support the needs created by increased residential and employment densities.	Not applicable
Structure planning of key development sites achieves integration with their surrounds, creation of attractive public realm and retention and re-use of on-site heritage structures.	Not Applicable.

Important character values are retained and enhanced by maintaining key views and vistas to the Brisbane River and Taylor Ranges.	Not Applicable.
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Riverside south precinct (South Brisbane riverside neighbourhood plan/NPP-007) overall outcomes are:

Overall Outcomes	Nature of proposal
This precinct provides a transition between the 'timber and tin' housing of West End and Highgate Hill and new development in the South Brisbane riverside area. The precinct accommodates predominantly medium- to high-density residential development, which replaces obsolete industrial and warehouse uses. Small-scale retail and commercial uses integrated within new residential developments, servicing the local community, are consistent with the outcomes sought. This precinct allows for a retail component with a maximum gross floor area of 4,000m ² and primary frontage to Montague Road to be located between Ferry Road and Davies Park.	A mix of unit types are proposed (2 and 3 bedrooms).
A new ferry terminal is located at Victoria Street and associated land uses are supported to activate the terminal.	Not applicable.
Wide industrial streets are transformed into residential streets with narrower carriageways and room for pedestrians and cyclists. Parks and pedestrian connections provide additional open space and pedestrian and cycle only access to West End Riverside Lands Park. Redevelopment adjacent to Davies Park enhances the park interface and improves casual surveillance.	Site formed through amalgamation of 3 lots. Proposal addresses amenity impacts through setbacks, landscaping and tower design.
Redevelopment of sites at the end of Duncan Street and Bailey Street will provide a new connection from Montague Road to West End Riverside Lands Park as an extension of Rogers Street. Other connections parallel to Montague Road through old industrial sites complete the road network so that local traffic can move internally rather than on Montague Road and people can move more easily around the area.	Not Applicable.
Development provides a range of dwelling sizes and types. Buildings are located on large sites with taller towers located towards the centre of the site to minimise off-site impacts such as overlooking and overshadowing.	Complies: The development is proposed on a large site with the tower central to the Site
Mixed use development along Montague Road activates the street during the day with small retail or commercial tenancies, and residential uses above. Where possible, these premises are accessed by vehicles from rear lanes such as Tondara Lane or Wolfe Street.	Not Applicable: The Site is not along Montague Road.
Development along the eastern side of Montague Road and the northern side of Forbes Street is sensitive to adjoining residences outside of the South Brisbane riverside area, by using layout and architectural treatments to minimise impacts.	Not Applicable: The Site is not to the east of Montague Road

6.6 Applicable Overlays

The following overlays apply to the Site:

Overlays

Airport environs overlay
 Community purposes network overlay
 Critical infrastructure and movement network overlay
 Dwelling house character overlay
 Flood overlay
 Potential and actual acid sulfate soils overlay
 Road hierarchy overlay
 Streetscape hierarchy overlay

Where assessment against an overlay code is triggered, it has been addressed within the Code Report.

6.7 Applicable Codes

The Proposal has been assessed against the entirety of BCP2014, including the following assessment benchmarks:

Zone Code	Responding Consultant
High Density Residential	Urbicus
Development Codes	
Multiple Dwelling Code	Urbicus
Neighbourhood Code	
South Brisbane Riverside Neighbourhood Plan Code	Urbicus
Overlay Codes	
Airport Environs Overlay Code	Urbicus
Community Purposes Network Overlay Code	Urbicus
Critical Infrastructure and Movement Network Overlay Code	Urbicus
Flood Overlay Code	CDS
Road Hierarchy Overlay Code	Urbicus
Streetscape Hierarchy Overlay Code	Urbicus
Prescribed Secondary Code	
Filling and Excavation Code	CDS
Infrastructure Design Code	CDS
Landscape Code	AS Design
Outdoor Lighting Code	Urbicus
Park Planning and Design Code	Urbicus
Stormwater Code	CDS
Transport, Access, Parking and Servicing Code	BMC Traffic

7 DEVELOPMENT CODES

7.1 Multiple Dwelling Code

Overall Outcomes	Nature of Proposal
Development has a site area and frontage width that is sufficient for the scale and form of a multiple dwelling development, to deliver a comfortable living environment with minimal impacts on neighbours.	Complies. The Site area and frontage width are sufficient for the scale and form of a multiple dwelling development.
Development is orientated and designed to contribute to a safe, attractive and walkable neighbourhood.	Complies. Proposed development is orientated and designed to contribute to a safe, attractive and walkable neighbourhood.
Development that is in proximity of a railway or bus station, is public transit supportive and designed to facilitate high levels of activity and surveillance of the station and the interface to the street.	Not applicable. The Site is not located within the proximity of a railway or bus station.
Development does not isolate or negatively impact on the development potential or future residential amenity of adjoining sites.	Complies. Proposed development will not isolate or negatively impact the development potential or future residential amenity of adjoining sites.
Development has a bulk, scale, form and intensity that is consistent with the existing and intended neighbourhood structure for the area as expressed by zone, zone precinct and neighbourhood plan outcomes, having regard to: i. the location and street context of the site; ii. its proximity to an activity centre, higher capacity public transport services, or other community facilities; iii. the capacity of infrastructure.	Complies. Proposed development is of bulk, scale, form and intensity that integrates with the existing and intended neighbourhood structure for the area and is consistent with the location and street context of the site, proximity to an activity centre, and the capacity of infrastructure.
Development is designed to facilitate future intensification of uses at ground level, where in proximity to high-frequency public transport.	Not applicable. The Site is not located in close proximity to high-frequency public transport.
Development in the Infill housing zone precinct of the Character residential zone includes a range of detached and attached building forms and is of an intensity that reflects the lower density form and character of these zones.	Not applicable. The Site is not located within the specified zone.
Development is of a height that is appropriate to the strategic and local context and meets community expectations consistent with the following: i. 15 storeys in the Up to 15 storeys zone precinct of the High density residential zone; ii. 8 storeys in the Up to 8 storeys zone precinct of the High density residential zone; iii. 5 storeys in the Medium density residential zone; iv. 3 storeys in the Up to 3 storeys zone precinct of the Low-medium density residential zone; v. 2 or 3 storeys in the 2 or 3 storey mix zone precinct of the Low-medium density residential zone; vi. 2 storeys in the 2 storey zone precinct of the Low-medium density residential zone; vii. 2 storeys in the Infill housing zone precinct of the Character residential zone.	Refer to Section 8.
Development provides setbacks and separation of buildings that contribute to the amenity of residents within and adjoining the site and to Brisbane's high-quality subtropical streetscapes and public spaces.	Refer to Section 8.

Development in or adjoining lower density residential areas uses side boundary setbacks and built form height transitions to manage the interface with those areas and reflect the amenity, form and character and subtropical landscape of those areas.

Development positively contributes to the amenity of the immediate streetscape and pedestrian environment with highly articulated building facades, varied roof form elements, high quality landscaping at the front of the site and direct pedestrian access from the development to the street.

Development ensures that the proportion of built and natural features, including buildings, design features, services and infrastructure, on-site open spaces and landscaping, provide:

- i. an attractive streetscape interface and reduction in the dominance of built form at a street level that contributes to Brisbane's character and identity, high-quality subtropical streetscapes and public space network;
- ii. a high level of amenity for occupants and adjoining residents including access to open and landscaped spaces, natural light, sunlight and breeze to support outdoor subtropical living.

Development of adaptable housing meets the needs of the community now and into the future.

Development provides open space consistent with the following:

- i. communal open space and covered outdoor private open spaces provided for each multiple dwelling capitalise on Brisbane's subtropical climate, maximise outdoor living opportunities and enhance amenity for residents;
- ii. large-scale multiple dwelling development provides useable high-quality communal open space for residents that is accessible and attractive;
- iii. small-scale multiple dwellings provide increased areas for private open space for each dwelling as a substitute for communal open space.

Development provides on-site landscaping that supports and contributes to Brisbane's subtropical landscape character and contributes to the microclimate of the neighbourhood and site, supports outdoor living and subtropical planting, and assists in reducing urban heat island effects, with deep-planting areas for the protection and establishment of large, subtropical shade trees.

Development provides vehicle parking and manoeuvring areas which are located and designed to integrate into the site and building and do not negatively impact on:

- i. the amenity and safety of residents or visitors to the site and adjoining premises;
- ii. the quality and amenity of the streetscape;
- iii. the provision of quality onsite landscaping and deep planting areas;
- iv. the safety and efficiency of both the internal layout and the external road network.

Not Applicable. The Site is not located in or adjoining lower density residential areas.

Complies. Proposed development will contribute to the immediate streetscape and pedestrian environment with highly articulated building facades and varied roof form elements.

Complies. Proposed development will ensure that the proportion of built and natural features will meet the criteria specified.

Not applicable. Proposal is not for adaptable housing.

Complies. Communal open space provided on the rooftop level.

Complies. Landscaping is provided to all boundaries and above ground. Refer to Landscape Plans.

Complies. Proposed development provides sufficient parking spaces that are integrated within the building's core at ground level and the basement levels. The design of the carparking areas are considerate of amenity, safety of residents & visitors, while also providing a quality & amenity to Wolfe/ Greet Street. Refer to the Traffic Report prepared by BMC Traffic for additional details.

Development manages its interface with adjoining residential uses to mitigate amenity impacts including protecting visual privacy through appropriate separation of buildings and screening.

Development ensures that building location and design minimises residents' exposure to air and noise pollution.

Development is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.

Development provides design elements that retain and support local character identity and strengthens site features, such as views, heritage, significant vegetation or significant corner sites, particularly where a landmark site.

Development is designed, orientated, located and constructed to incorporate subtropical design and built form principles that make a positive contribution to Brisbane's built form and public realm, whilst facilitating and encouraging sustainable energy and waste reduction practices.

Complies. Proposed development will interface with adjoining residential uses and is managed to mitigate amenity impacts including protecting visual privacy through appropriate separation of buildings and screening.

Complies. Proposed development will ensure that building location and design will minimise residents' exposure to air and noise pollution.

Complies. Surrounding land uses are predominately residential in multiple dwelling apartment form.

Not applicable. The Site does not hold any significant character values, nor is a corner site, landmark site, view corridor & does not have any existing significant vegetation.

Complies. The proposed development incorporates subtropical design which includes substantial articulation & generous deep planting areas. Refer to the architectural plans which includes an assessment against the Buildings that Breathe Criteria.

8 PERFORMANCE OUTCOMES

8.1 South Brisbane Riverside Neighbourhood Plan code

The Proposal seeks the following:

- A building height of 13 storeys;
- A building length of horizontal distance at 57.44m; and
- A part wall where habitable rooms face the (southern) side boundary at 4m.

The responses to **PO1**, **PO3** and **PO4** of the South Brisbane riverside neighbourhood plan are provided below.

Nominated Performance Solution – Building Height

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 anticipated density and assumed infrastructure demand;*
- b. *aligned to 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 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

- It is noted that the Site is significant in size (1,943m²) and has frontages to Wolfe Street and Greet Street of approximately 20m and 37m, respectively. We also note that under the Table 9.3.13.3.B of the Multiple Dwelling Code, a site area of 800m² is considered suitable for supporting building heights of up to 15 storeys, where a maximum of 13-storeys is proposed over a site that is 1,943m² and has a total frontage of approximately 57m. As such the proposed building height is proportionate to the Site frontage and area.
- The immediate NPP-007 precinct has undergone significant transition to higher-density residential development in recent years, with 12- and 13-storey multiple dwellings now representing an established and commonly approved built form. Examples include the 12-storey Lucerna complex immediately west of the Site at 6 Filmer Street, as well as the nearby 13-storey Rivara complex at 117 Victoria Street. Accordingly, the proposed height is consistent with the emerging built form character within the immediate area. Refer to **Figure 8-1** and **8-2** below for surrounding building height analysis.

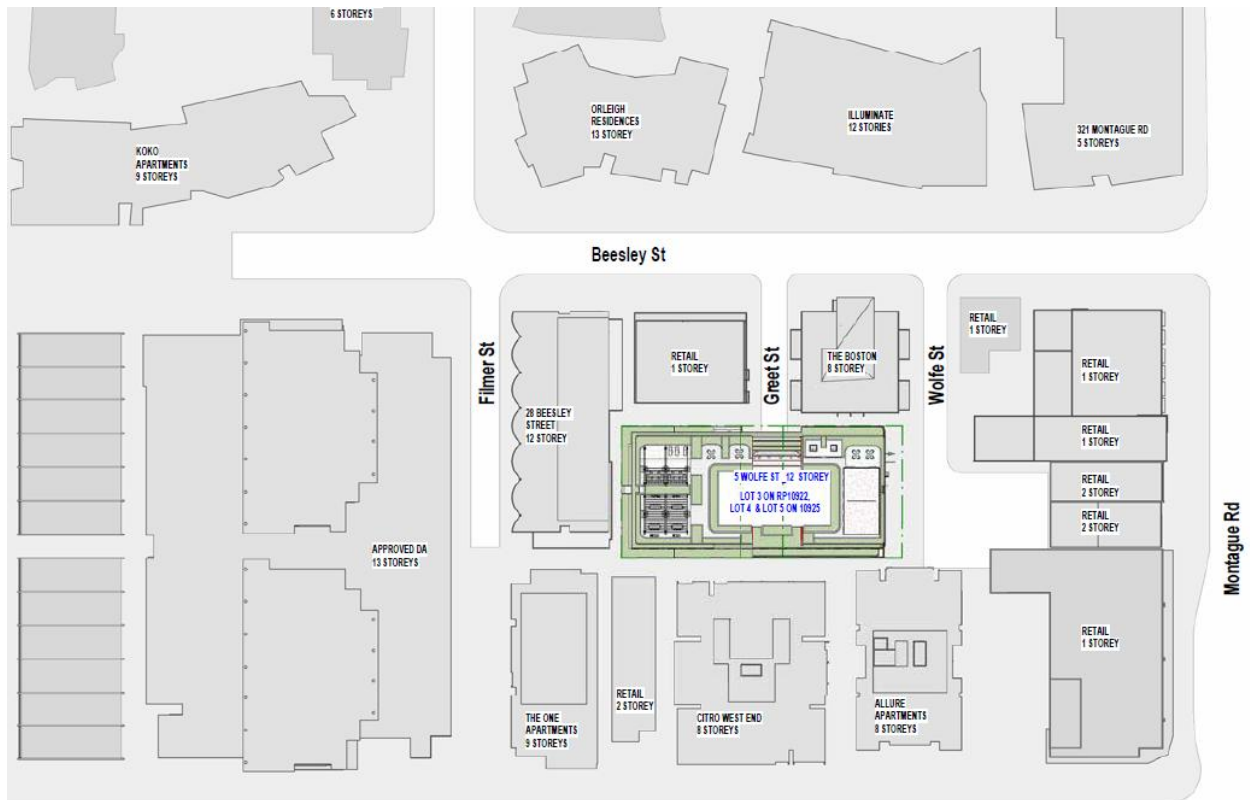


Figure 8-1 Surrounding precinct building heights
Source: MAS



Figure 8-2 Precinct building heights and context cross section
Source: MAS

- The South Brisbane riverside neighbourhood plan also supports building heights up to 15 storeys on larger lots within the NPP-007 precinct and as such the proposed height is consistent with anticipated density and assumed infrastructure demand. We also note that the Site is comprised of three parcels of land that provide a site area of more than 1,943m² with a significantly large frontage. The amalgamation of the property parcels provides the opportunity for development over the Site to take advantage of additional land area and

frontage, noting that the redevelopment of the parcels individually for multiple dwellings would be far greater constrained.

- Notwithstanding the above, the proposed rooftop level at Level 13 is primarily a recreational level, with enclosed recreation rooms substantially recessed from all side boundaries and surrounded by extensive rooftop landscaping. The landscaping creates a functional green rooftop that softens the visual presence of the upper level and assists in reducing its perceived bulk and scale.
- Views and vistas are not considered to be adversely affected by the proposed building height or form. The surrounding precinct includes several developments of up to 13 storeys, which have established the prevailing built form and scale of the locality. Accordingly, a development of a similar height and form is not anticipated to result in any material additional impact on views towards the Taylor Ranges.
- Mixed-use zoned land adjoins the Site to the east of the Site, along with other local amenities and public transport. Therefore, the Site is well positioned to accommodate additional density.
- The Shadow Diagrams prepared by MAS Architecture provide a comparison of overshadowing at 7-storeys and 13-storeys. The comparison demonstrates that overshadowing impacts are not excessive and a large proportion of shadowing is located within road reserves. We further note that the Site is envisioned for redevelopment and overshadowing to the south would occur notwithstanding the additional building height. Refer to **Figure 8-3**.

BLUE - PROPOSED HEIGHT
RED - CODE HEIGHT



Figure 8-3 Shadow Analysis

Source: MAS

- All adjoining land has been developed (or is being developed), except for the adjoining site to the east (part of 6 Wolfe Street), where a sufficient 4.0m side setback has been provided. Therefore, it is not anticipated that the Proposal will impact on development on adjoining land.

- The proposed building has been significantly articulated through the incorporation of varying materials, building recesses & general building design form that enables a visual interest & naturally mitigates building bulk. Refer to the Architectural Plans prepared by MAS.
- We also believe that the Proposal has achieved outstanding architectural merit. As noted in **Section 3**, the design concept for the building sought inspiration from and local examples of buildings.
- Generous deep planting areas (particularly to Greet Street) and podium landscaping on all levels helps to,
 - Soften the building form
 - Contribute to the sub-tropicality of the building
 - Reduce building bulk

We note that a total of 230m² of landscaping has been provided and a green factor of 0.46 has been achieved.

- There is a current lack of new housing. All levels of government have adopted initiatives to incentivize the delivery of new housing. However, these initiatives do not address the underlying problem, being the disconnect between population growth, the rate of household formation and the undersupply of new affordable housing. The Proposal, involving additional units over 13-storeys aims to address the financial constraints prohibiting the commencement of the projects in a well-located area that is supported by public infrastructure and local amenities. However, the provision of communal spaces and the architectural merit of the building have not been compromised. For the above reasons, the Proposal's intended use and design addresses the communities current need for new housing within localities well serviced by existing infrastructure including public transport.

Given the above-made representations, it is determined that the proposal building height is consistent with **PO1** of the South Brisbane riverside neighbourhood

Nominated Performance Solution – Building length

PO3

Development of buildings over 8 storeys are made up of a podium and clearly defined slender tower to reduce visual bulk and scale. Spacing between multiple towers provides for solar access, cross ventilation and privacy.

The development proposes a building horizontal length of 57.44m. The length of the building represents a performance solution, however, is considered to satisfy PO3 of the code on the following reasons.

- The development comprises a single, well-articulated tower incorporating a significant central recess and vertical blade wall projection. The recessed area also provides for a setback balcony with podium planters at each level along all building facades. These design elements break up the building mass and reduce the perceived bulk and extent of continuous horizontal wall length.
- The length of the building is also a by-product of the Site dimensions and is consistent with other tower forms in the immediate vicinity of the Site.

Given the above-made representations, it is determined that the proposal building length and design approach is consistent with **PO3** of the South Brisbane riverside neighbourhood

Nominated Performance Solution – Building Separation

PO4

Development provides building setbacks that are sufficient to ensure that the building:

- a. protects important views and vistas identified in Figure a;*
- b. does not dominate the street or other pedestrian spaces;*
- c. does not prejudice the development of adjoining sites;*
- d. enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and ensure windows are not built out by adjoining buildings;*
- e. facilitates the creation of attractive, vibrant and accessible laneways.*

The development provides side boundary setbacks ranging from 3m to 5m where windows to habitable rooms face a side boundary, generally consistent with the requirements of the code. The exceptions are along part of the western side boundary adjoining 2 Filmer Street, where a 3.2m setback is provided to habitable room windows, and along part of the southern side boundary adjoining 77 Victoria Street, where a 4m setback (in part) is provided to habitable room windows. The setback arrangements represent a performance solution however is considered to satisfy PO4 of the code on the following reasons.

- As noted, the precinct has undergone a recent transition towards higher-density development, with numerous development approvals incorporating reduced side boundary setbacks. These approvals have established a prevailing built form and setback pattern within the locality. Accordingly, the proposed side boundary setbacks are consistent with the established and intended neighbourhood character.
- The approved development adjoining the western boundary at 2 Filmer Street provides an established 3m setback, while the proposed development provides a slightly greater setback of 3.2m. This will result in a combined separation of approximately 6.2m between the buildings. Given the north-south orientation of the separation, this is considered sufficient to maintain access to natural light, sunlight and breezes without resulting in adverse impacts. The development also incorporates high windowsill heights and other screening measures to maintain an appropriate level of privacy between the adjoining buildings. Any additional window screening can be secured through a condition of approval. Refer to **Figure 8-4** below.
- The development at 77 Victoria Street has a setback of 5.5m while the proposed development provides a setback of 4m to part of the southern wall for habitable rooms. This will result in a combined separation of approximately 9m at the closest point for any habitable room. In addition, landscaping along the southern side boundary will help soften the appearance of the building. As such sufficient access is provided to natural light and breezes without any adverse measurable impact. Refer to **Figure 8-5** below.
- As noted above, all adjoining land has been developed (or is being developed), except for the adjoining site to the east (part of 6 Wolfe Street), where a sufficient 4.0m side setback has been provided. Therefore, it is not anticipated that the Proposal will impact on development on adjoining land.
- Compliant site cover of less than 70% has been achieved, thereby demonstrating the proposed built form is of a bulk and scale anticipated over the Site.

Given the above-made representations, it is determined that the proposal building length and design approach is consistent with **PO4** of the South Brisbane riverside neighbourhood plan code.

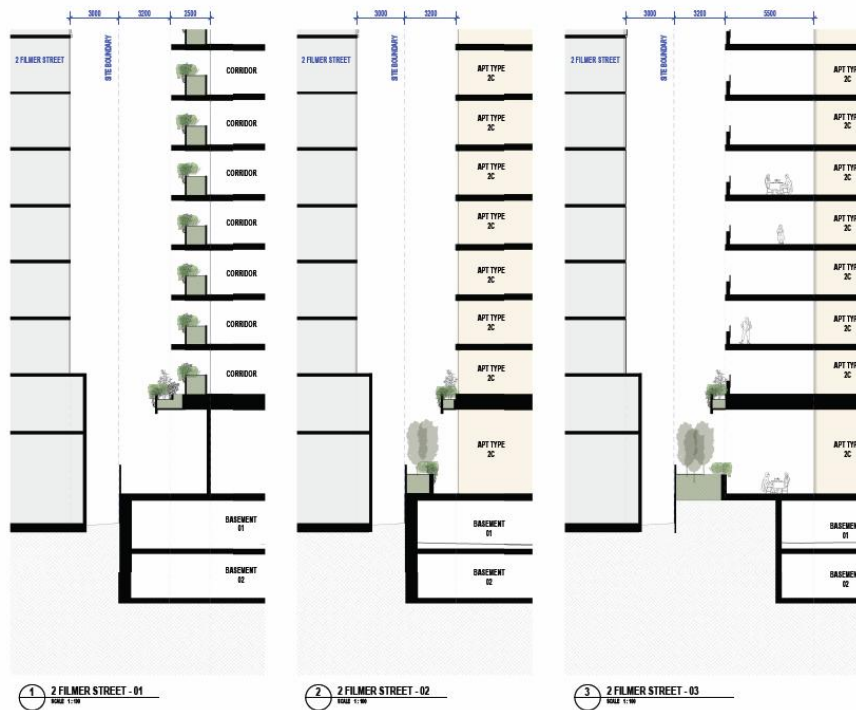


Figure 8-4 Section Analysis showing building separation to 2 Filmer Street
Source: MAS

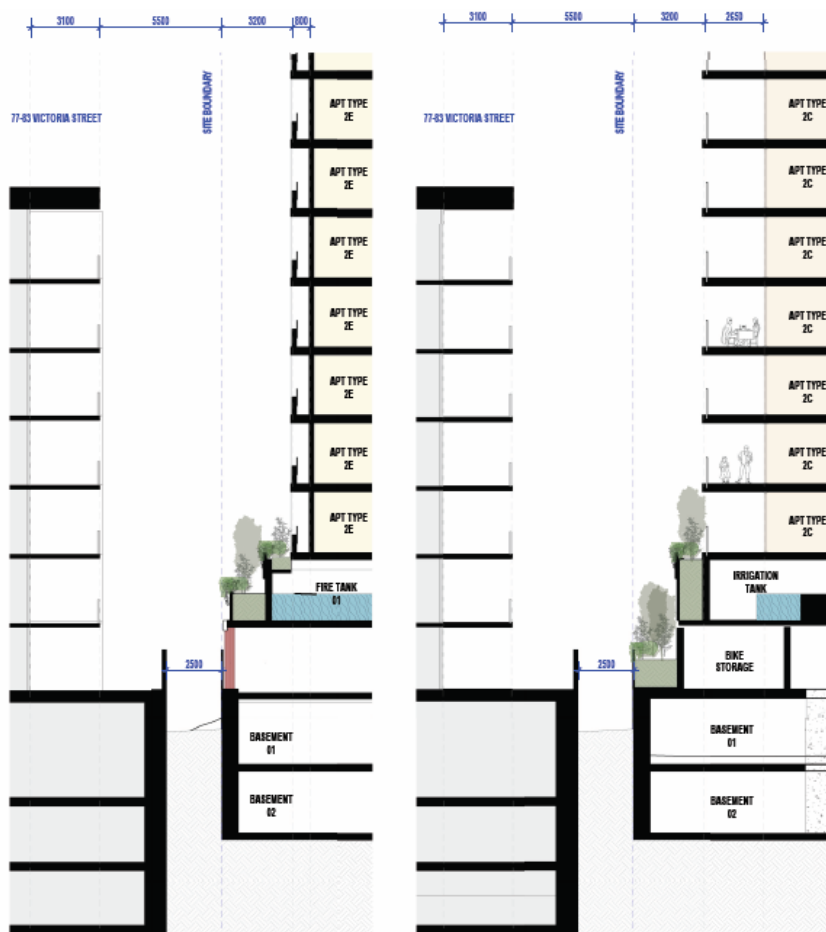


Figure 8-5 Section Analysis showing building separation to 77-83 Victoria Street
Source: MAS

8.2 Multiple Dwelling code

The Proposal seeks the following:

- A setback to Wolfe Street with variation between 4.0 to 7.0m;
- A setback to Greet Street with variation between 2.4m to 4.8m; and
- A deep planting area at the Wolfe Street frontage at 4m width and area of 104m² being approximately 5% of the site area.

Accordingly, responses to **PO3**, **PO6** and **PO29** of the **Multiple Dwelling Code** is provided below.

Nominated Performance Solution – Front Boundary Setbacks

PO3

Development height, bulk and scale, siting and layout ensures that:

- (a) building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street;*
- (b) where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale;*
- (c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites;*
- (d) sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;*
- (e) the development is consistent with the setback pattern and contributes to the character of the streetscape;*
- (f) adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.*

PO6

Development provides a front boundary setback that:

- (a) defines the street edge;*
- (b) creates a clear threshold and transition from public to private space;*
- (c) assists in achieving visual privacy to ground-floor dwellings from the street;*
- (d) supports the location of balconies for casual surveillance of the street and modulation of the facade;*
- (e) allows for built form and facade articulation that contributes to the streetscape character and landscape;*
- (f) is consistent with the intended streetscape and setback pattern;*
- (g) facilitates landscaping appropriate to soften and screen the built form of the development from the street.*

The Site has dual street frontages to Wolfe Street and Greet Street, both of which function as laneways and are non-through streets. The Proposal provides varied setbacks to both frontages. Along Wolfe Street, building walls are setback between 4.0m and 7.0m, with balconies setback a minimum of 4.0m. Along Greet Street, the development provides a varied setback of 2.4m to the outermost projection of the balconies and between 3.0m and 4.8m to the building walls.

While these setbacks do not strictly comply with the corresponding Acceptable Outcomes under PO6, which prescribe minimum setbacks of 6m for balconies and 8m for building walls (up to 15 storeys), the Proposal is considered to achieve the relevant Performance Outcomes. The proposed setbacks are considered appropriate having regard to the following:

- Wolfe Street is a non-through street, with only one other high-density development adjoining the street, being 1 Wolfe Street (12–16 Beesley Street). This development has an established setback of approximately 3.5m to Wolfe Street (Council Reference A003672154), which contributes to defining the established street edge. Accordingly, the Proposal provides setbacks that exceed the existing setback pattern and appropriately respond to the established built form and streetscape character along this section of Wolfe Street. Refer to **Figure 8-6** below.



Figure 8-6 Established setback at 1 Wolfe Street (12 Beesley Street) Council ref: A003672154

Source: Google Streetview

- Notwithstanding the above, the Proposal provides an extensive landscaped area along the Wolfe Street frontage, including a dedicated deep planting area, which will contribute to an enhanced streetscape character and visual amenity.
- The Greet Street frontage comprises a relatively short section and, like Wolfe Street, functions as a non-through road. A substantial portion of the frontage adjoins a Council easement rather than a road reserve. Existing developments in this part of the locality, including 12 Beesley Street and 22 Beesley Street opposite the subject site, provide setbacks of approximately 3.0m and 2.22m respectively. Accordingly, the proposed setbacks to Greet Street exceed the established setback pattern and provide an appropriate response to the existing built form and streetscape character along this section of the street.
- In addition, generous soft landscaping is provided at ground level, contributing to a high-quality landscaped streetscape interface and reinforcing the green character of the locality

Relevant sections of the development, including the established setback arrangements, are illustrated in the architectural plans included at **Appendix A**.

Given the above-made representations, it is determined that the proposal satisfies **PO6** of the Multiple dwelling code.

Nominated Performance Solution – Deep Planting

PO29

Development provides deep planting areas that:

- (a) are of sufficient size and dimension to contain large subtropical shade tree species;*
- (b) are maintained exclusively for landscaping, with no underground development or infrastructure;*
- (c) are open to the sky with access to light and rainfall into the natural ground;*
- (d) are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs;*
- (e) soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;*
- (f) provides natural shade to mitigate heat island effects;*
- (g) provides informal recreation spaces that are easily accessible for building occupants;*
- (h) is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.*

The proposed development proposes a deep planting area to the western side at approximately 78m² and at which equates to 4% of the site being less than a minimum 10% of the site area as prescribed under AO29 of the Multiple Dwelling Code.

While the reduced deep planting site area is acknowledged, additional 2 tier landscaping is provided around the perimeter of the building, and the rooftop perimeter that is open to the sky provides for extensive plantings that which allows for rooftop trees and shade coverage. As such the development provides for substantial landscape areas to the side and rooftop and which softens the building form, provides for extensive informal recreational areas and mitigates heat island effects. In addition, a green factor of 0.46 is achieved. Refer to **Section 3** and **Figure 8-7** for more detail.

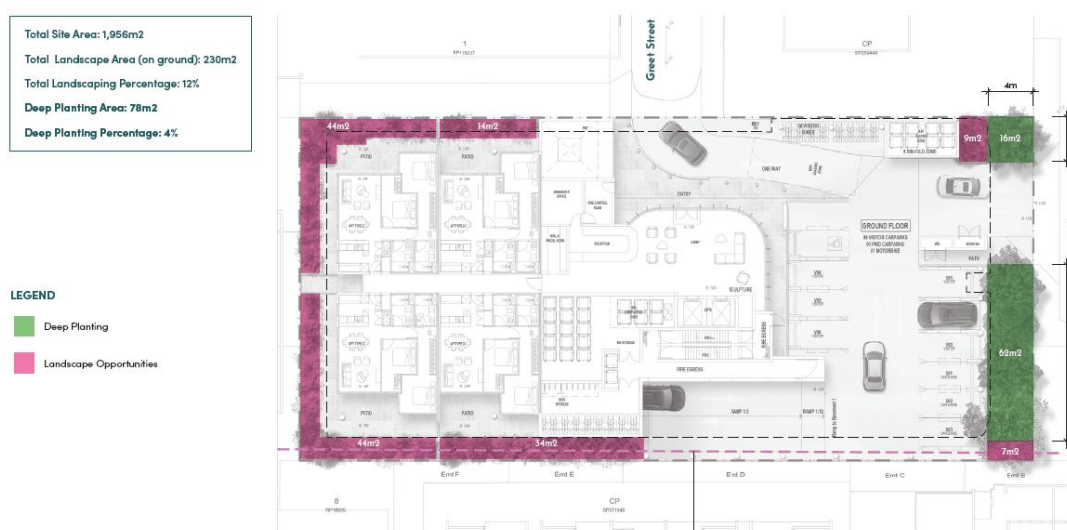


Figure 8-7 Deep Planting and Landscape Opportunities
Source: AS Design

Accordingly, it is determined that the Proposal satisfies **PO29** of the Multiple dwelling code.

8.3 Streetscape Hierarchy overlay code

The existing verge widths are as follows:

- Wolfe Street – 2.289m
- Greet Street – 3.018m

No verge widening is provided consistent with adjoining recent development adjoining the Site to the north. Notwithstanding, a response to PO1 of the Streetscape Hierarchy Overlay code has been provided below.

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.

- The Greet Street verge is not included in the Streetscape Hierarchy overlay code and therefore, we do not believe a verge widening is required, envisioned or practical.
- The existing verge width along Wolfe Street is consistent with the verge width of the developed site adjoining to the north (12-16 Beesley Street). Refer to **Figure 8-8** below.
- In addition, significant deep planting areas are proposed along the Wolfe Street frontage, which will achieve quality landscape and amenity outcomes for pedestrians.
- Further, the Site is located at the end of Wolfe Street and is not anticipated to generate high levels of pedestrian movement.

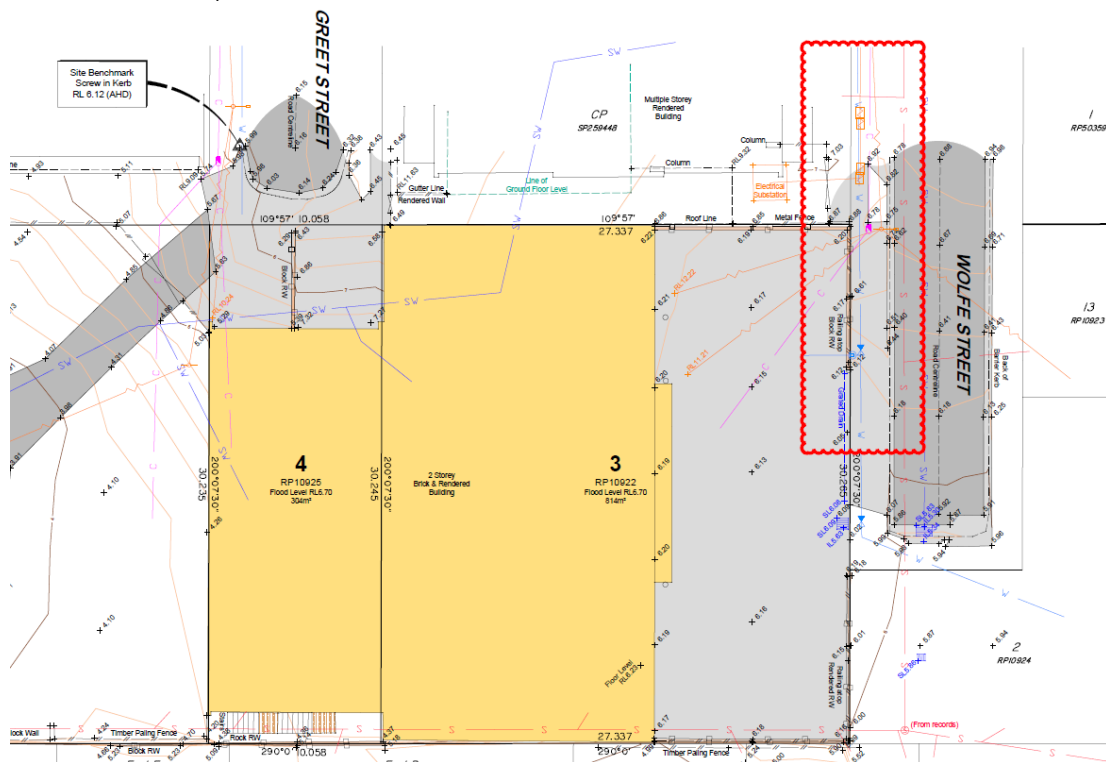


Figure 8-8 Verge Width alignment along Wolfe Street

Source: Sonto Surveyors

Accordingly, it is determined that the Proposal satisfies **PO1** of the Streetscape Hierarchy code.

8.4 Performance Outcome Summary

In summary, while several performance solutions are sought for the Proposal, it is considered that the Proposal:

- Is consistent with the intended 'character development' in the NPP-007 precinct of the South Brisbane riverside neighbourhood plan, and therefore aligned with community expectations of development over the Site (we also note that community consultation will be available to the public through the public notification process);
- Is consistent with the anticipated density and assumed infrastructure demand, noting the site is within walking distance of the Brisbane City Centre;
- Is proportionate to and commensurate with the Site area and frontage width;
- Considers the existing street conditions and site topography;
- Provides adequate stepping of the building, transitional building heights and plentiful landscaping that avoids overbearing development, and protect the amenity of adjoining properties;
- Will not adversely impede adequate sunlight and limited overshadowing to adjoining properties; and

The Proposal exhibits a high-quality architectural design that incorporates generous communal and private open space, together with a well-articulated built form. The use of varied materials, finishes, recesses, and architectural detailing provides visual interest on all elevations, resulting in an attractive and well-resolved building that positively contributes to the streetscape and surrounding locality.

9 RECOMMENDATIONS

This urban planning report demonstrates that the proposed development and associated development application complies with relevant provisions of the City Plan 2014 and relevant state government legislation and planning instruments. Any potential conflict with the planning scheme is limited and minor in nature and there are sufficient grounds to justify the development, despite such conflict.

On that basis the application has planning merit and should be approved subject to reasonable and relevant conditions.

10 APPENDICES

- 10.1 APPENDIX A – Site Survey as prepared by Site Surveys
- 10.2 APPENDIX B – Architectural Plan prepared by MAS Architecture
- 10.3 APPENDIX C – Traffic Engineering Assessment prepared by BMC Traffic
- 10.4 APPENDIX D – Civil Engineering Reports prepared by CDS
- 10.5 APPENDIX E – Stormwater Management Plan prepared by CDS
- 10.6 APPENDIX F – Flood Evacuation Plan prepared by CDS
- 10.7 APPENDIX G - Landscape Concept Plan prepared by AS Design



Code Report

→ Site

5 Wolfe Street & 6-8 Greet Street,
WEST END

→ Proposal

Multiple Dwelling (113 Units)

→ Approvals

Material Change of Use – Development Permit

September 2026

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1. Development Use Code

1.1. Multiple Dwelling Code

Performance Outcomes	Acceptable Outcomes	Responses
Site area and frontage		
PO1 Development has a site area and frontage width that is sufficient to: (a) accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; (b) deliver useable communal open space areas and private open spaces; (c) achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; (d) achieve safe and convenient vehicle access to the site; (e) accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers; (f) accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape; (g) minimise the impact of new driveways on the streetscape.	AO1 Development has a site area and frontage width that meets the minimum requirements set out in: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. <i>Note—The site frontage is measured at the property line on the primary road boundary.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable The Site has an area of 1,943m ² and frontages of approximately 20m to Wolfe Street and 37m to Greet Street, thereby satisfying the minimum site area and frontage requirements as prescribed by Table 9.3.14.3.B.
PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area.	AO2 Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in:	☒ Complies ☐ Performance Solution ☐ Not Applicable The adjoining sites also satisfy the minimum site area and frontage requirements as prescribed by Table 9.3.14.3.B. It is further noted that the sites adjoining the Site to the north, south and west have recently

<i>Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.</i>	(a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	been redeveloped for medium- to high-density residential development.
Building design and appearance		
PO3 Development height, bulk and scale, siting and layout ensures that: (a) building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; (b) where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; (c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; (d) sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; (e) the development is consistent with the setback pattern and contributes to the character of the streetscape; (f) adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.	AO3 Development is contained within the building envelope for the site created by applying: (a) the maximum building height in Table 9.3.14.3.B; (b) front, rear and side boundary setback requirements in Table 9.3.14.3.C; (c) car parking boundary setback requirements in Table 9.3.14.3.E; (d) building separation requirements in Table 9.3.14.3.F; (e) building height transitions specified in Table 9.3.14.3.I where applicable; (f) the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c. <i>Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.</i>	☐ Complies ☒ Performance Solution ☐ Not Applicable Refer to individual responses below and Section 8 of Planning Report. Building height, building separation and side boundary setbacks are determined by the South Brisbane riverside neighbourhood plan.
PO4 Development has a building height, scale and form that improves the amenity and achieves the intended	AO4.1	☐ Complies ☐ Performance Solution ☒ Not Applicable

outcomes of the zone or 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 to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street; (c) proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development; (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 potential development of adjoining sites; (f) considerate of street conditions, the topography of the area and site slope; (g) designed to maintain significant view points and corridors; (h) designed and orientated to retain solar access to key public spaces and adjoining buildings.	Development has a maximum building height that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	Building height is determined by the South Brisbane riverside neighbourhood plan.
	AO4.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site adjoins High Density and Mixed Use zones only.
PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: (a) are integrated into the development; (b) do not dominate the site frontage;	AO5 Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary: (a) comprise no more than 5m or 10% of the street frontage, whichever is the lesser;	☒ Complies ☐ Performance Solution ☐ Not Applicable All services and related structures comprise no more than 5m or 10% of the street frontage.

(c) are compatible with the intended streetscape character; (d) ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.	(b) are orientated towards the internal driveways or footpaths onsite; (c) are located, screened or landscaped so as not to be visually obtrusive.	
PO6 Development provides a front boundary setback that: (a) defines the street edge; (b) creates a clear threshold and transition from public to private space; (c) assists in achieving visual privacy to ground-floor dwellings from the street; (d) supports the location of balconies for casual surveillance of the street and modulation of the facade; (e) allows for built form and facade articulation that contributes to the streetscape character and landscape; (f) is consistent with the intended streetscape and setback pattern; (g) facilitates landscaping appropriate to soften and screen the built form of the development from the street.	A06 Development provides setbacks to the primary and secondary frontages that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. <i>Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies.</i> <i>Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.</i>	☐ Complies ☒ Performance Solution ☐ Not Applicable The development proposes the following front setbacks: - Wolfe Street - setback variation between 4.0-7.0 metres - Greet Street - setback variation between 2.4 – 7.8 metres. The setbacks represent an alternate solution to the prescribed setbacks of 6m to balcony and 8m to wall as set out in Table 9.3.14.3.C. Refer to Section 8 of Planning Report.
PO7 Development provides side and rear boundary setbacks that: (a) consider future development; (b) minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; (c) support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes;	A07.1 Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Refer to Figure d.	☐ Complies ☐ Performance Solution ☒ Not Applicable The prescribed outcomes for building separation and side setbacks are determined by the South Brisbane Riverside Neighbourhood Plan.

(d) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; (e) maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.	A07.2 Development ensures that any built to boundary walls located in a zone in the residential zones category are: (a) not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; (b) not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; (c) for non-habitable rooms or spaces only; (d) not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; (e) not located within the front or rear setback; (f) where on the side boundaries of a corner lot, located towards the front of the development and separated; (g) a maximum height of 3m; (h) low maintenance or constructed of prefinished materials. Refer to Figure e.	☐ Complies ☐ Performance Solution ☒ Not Applicable No built to boundary walls are proposed with exception to basement levels.
	A07.3 Development ensures built to boundary walls: (a) have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or (b) have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or (c) do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	☐ Complies ☐ Performance Solution ☒ Not Applicable As above.

PO8 Development ensures that the proportion of buildings to open space and landscaping on a site: (a) is consistent with the intended form, character and intensity of the local area and immediate streetscape; (b) facilitates modulation and articulation of the building form; (c) supports residential amenity for occupants and adjoining properties; (d) supports private outdoor subtropical living; (e) provides for well-located and functional communal open space areas; (f) provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	A08 Development has: (a) a building footprint within the building envelope; (b) a maximum site cover that: i. complies with the requirements set out in a neighbourhood plan; or ii. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: A. where in the Medium density residential zone, Low-medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or B. where in the High density residential zone, is 40%.	☐ Complies ☐ Performance Solution ☒ Not Applicable The maximum site cover is 60.2%. Site cover is determined by the South Brisbane Riverside neighbourhood plan and consistent with the prescribed requirements for the NPP-007 precinct under the neighbourhood plan.
PO9 Development balances the height and footprint of the building, providing modulation and variation in the facade's horizontal and vertical profiles that: (a) reduces the appearances of bulk through changes in building depth, length and articulated form; (b) maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; (c) supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; (d) provides opportunities for dual aspect dwellings; (e) incorporates changes in material, finish or texture at regular intervals; (f) provides expressive shadow casting elements; (g) provides opportunities for useable and functional open space.	A09.1 Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. <i>Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is within the High-density zone.
	A09.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m. <i>Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable The development incorporates substantial articulation to reduce extended sections of continuous building length. Refer to the architectural plans for further detail.

Refer to Figure i.	AO9.3 Development incorporates the following design elements: (a) balconies, verandas or terraces on each level; (b) variation in the treatment and patterning of windows to bring visual interest and activation to each facade; (c) variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; (d) recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. Refer to Figure l, Figure m and Figure n.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposed building incorporates generous balconies for each unit & provides appropriate articulation that enables visual interest & activation. The proposed materials, recessions & projections of the building provide for variations in form & building bulk. Refer to architectural elevations and perspectives.
	AO9.4 Development of the first 3 storeys of the building includes: (a) balconies and outdoor living areas orientated to the street or public realm; (b) expression and promotion of pedestrian entries; (c) elements of a finer scale than the building's main structure framing such as party walls and slab edges; (d) recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.	☒ Complies ☐ Performance Solution ☐ Not Applicable Balconies are oriented towards both street frontages, contributing to an active and articulated streetscape. Pedestrian entry points from Wolfe Street and Greet Street are clearly defined and legible. The proposed design also incorporates recesses within the built form, facilitating the penetration of natural light into the building. Refer to the architectural elevations and perspectives.
PO10 Development for rooftops and building caps: (a) is contextually and climatically appropriate in form; (b) reduces the bulk and scale of development when viewed from the street; (c) is responsive to orientation and solar access;	AO10.1 Development provides building caps and rooftops which: (a) contribute to the architectural distinction of the building and roofs; (b) include interesting forms created through pitches, gables, skillions or other features;	☒ Complies ☐ Performance Solution ☐ Not Applicable The development provides for a rooftop recreation area and surrounded by rooftop landscaped gardens. Refer to architectural plans.

(d) is not marred by plant and equipment; (e) 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. <i>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</i>	(c) provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. Refer to Figure m and Figure n.	
	AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: (a) designed as an architectural feature of the building; (b) incorporated into the roof form; (c) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; (d) visually and acoustically screened from any communal open space on the rooftop.	☒ Complies ☐ Performance Solution ☐ Not Applicable All rooftop service structures are appropriately screened. Compliance can be conditioned.
	AO10.3 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. <i>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable The development incorporates rooftop recreation and landscaped areas, including soft landscaping elements that enhance the visual amenity and presentation of the rooftop. Refer to the architectural plans.
PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through: (a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances; (e) the treatment of retaining walls or basement car parking edges.	AO11.1 Development provides a building front elevation that is parallel or nearly parallel to the street frontage.	☒ Complies ☐ Performance Solution ☐ Not Applicable The building is parallel to both Wolfe Street and Greet Street.
	AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a	☒ Complies ☐ Performance Solution ☐ Not Applicable Refer to Landscape Concept Plan.

Refer to Figure r and Figure u .	building that is not set back further than 2m beyond the minimum required street front setback.	
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposed building incorporates generous balconies and windows for each unit that are positioned to address all streetscapes. Refer to architectural plans.
PO12 Development provides an entrance that must define the threshold between public and private space and provide: (a) safe, secure and convenient access to the site for residents and visitors; (b) a sufficiently scaled and sheltered entry and meeting space; (c) clear building signage and numbering for emergency access; (d) lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; (e) conveniently located mailboxes; (f) individual entrances to ground storey dwellings provide for a varied streetscape.	AO12.1 Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.	☐ Complies ☐ Performance Solution ☒ Not Applicable The development is for larger scale development.
	AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: (a) entry and waiting space off the footpath; (b) shelter; (c) lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) mailboxes. Refer to Figure s .	☒ Complies ☐ Performance Solution ☐ Not Applicable A ground floor lobby & pedestrian entry point (Wolfe Street) is incorporated & separated from the vehicle entry point (Wolfe Street). Lighting requirements can be conditioned.

	AO12.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that: (a) any steps are set back a minimum of 1m and are perpendicular to the front boundary; (b) retaining walls step to the street level and provide a transition from private outdoor space and the street; (c) lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) street numbering is provided to support visitor and emergency access. Refer to Figure t.	☐ Complies ☐ Performance Solution ☒ Not Applicable The development does not provide for ground storey dwellings.
Safety, privacy and amenity		
PO13 If: (a) identified in a neighbourhood plan as a building height transition; or (b) in the High density residential zone or the Medium density residential zone and 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. Development provides a transitional built form which protects the amenity of lower density residential areas by: (a) stepping down in height and scale; (b) heavily landscaping interface area; (c) minimising impacts including overlooking and visual dominance through building articulation;	AO13.1 Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan. AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the High density or Medium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I. Refer to Figure f.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site does not adjoin or is opposite a Low-medium density residential zone, Low density residential zone or Character residential zone. ☐ Complies ☐ Performance Solution ☒ Not Applicable The Site does not adjoin or is opposite a Low-medium density residential zone, Low density residential zone or Character residential zone.

(d) maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; (e) avoiding large blank walls on steeply sloping sites.		
PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to: (a) be consistent with the form and character intent for the local area; (b) protect residential amenity including access to natural light, sunlight and breeze; (c) provide visual privacy to reduce the need for fixed screening.	AO14.1 Development provides building placement and design that: (a) complies with Table 9.3.14.3.F; or (b) positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; (c) offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. Refer to Figure g and Figure h. <i>Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues.</i> <i>Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.</i> AO14.2 Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.	☐ Complies ☐ Performance Solution ☒ Not Applicable The prescribed outcomes for building separation, placement and design are determined by the South Brisbane Riverside Neighbourhood Plan.
PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level	AO15 Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies:	☒ Complies ☐ Performance Solution ☐ Not Applicable Refer to Architectural Drawings and “Buildings that Breathe” response.

wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. <i>Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.</i>	(a) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (b) a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; (c) canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; (d) trellis structures and a dense network of trees onsite at ground or podium level. <i>Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height.</i> <i>Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.</i>	
PO16 Development provides screening and partial enclosure of balconies to: (a) balance the privacy needs of neighbouring dwellings with the comfort of building occupants; (b) ensure buildings are subtropical and climatically responsive; (c) reduce the appearance of excessive bulk; (d) provide opportunities for passive surveillance of the street or public spaces. <i>Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.</i>	AO16.1 Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of: (a) 50% of the balconies on the first 3 storeys; (b) 25% on the 4th storey and above. Refer to Figure w. AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to: (a) the side directly adjoining another balcony or private open space within the same building;	☒ Complies ☐ Performance Solution ☐ Not Applicable Refer to architectural plans & elevations. The proposed development incorporates namely solid glass balustrading. ☒ Complies ☐ Performance Solution ☐ Not Applicable Screening can be conditioned as a part of the approval.

	(b) a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; (c) the full extent of a secondary balcony on a side elevation where for utilities or services. <i>Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.</i> AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of: (a) 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; (b) 100% of west-facing primary balconies. Refer to Figure w.	☒ Complies ☐ Performance Solution ☐ Not Applicable Screening can be conditioned as a part of the approval.
PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. <i>Note—Siting and building separation is used to minimise privacy screening requirements.</i>	AO17.1 Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have: (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or (d) fixed external screens; or (e) in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. Refer to Figure h.	☒ Complies ☐ Performance Solution ☐ Not Applicable Screening can be conditioned as a part of the approval.

	AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.	☒ Complies ☐ Performance Solution ☐ Not Applicable Screening can be conditioned as a part of the approval.
	AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable. <i>Note—The screening device is offset a minimum of 0.3m from the wall around any window.</i> <i>Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Screening can be conditioned as a part of the approval.
PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.	AO18 Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. <i>Note—This includes outdoor lighting to communal open spaces on the roof.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Outdoor lighting can be conditioned as a part of the approval.
PO19 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.	AO19 Where development incorporates reflective glass material, it is to have: (a) a level of light reflectivity of not greater than 20%; (b) a level of heat transmission of not less than 20%.	☒ Complies ☐ Performance Solution ☐ Not Applicable No reflective glass is proposed. Compliance can be conditioned.
PO20 Development is located, designed and constructed to achieve the: (a) air quality (planning) criteria in Table 9.3.14.3.G ; (b) odour criteria in Table 9.3.14.3.H .	AO20.1 Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from: (a) exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m;	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is located within the High Density Residential Zone.

<i>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.</i>	(b) exhaust vent outlets from car parks or bus stations, by a minimum of 15m.	
PO21 Development in a zone in the centre zones category or the Mixed use zone must: (a) be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; (b) be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. <i>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</i> <i>Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.</i>	AO20.2 Development is located no closer than 150m to a spray painting workshop. <i>Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.</i> AO21 Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: (a) Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m²; (b) Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m².	☒ Complies ☐ Performance Solution ☐ Not Applicable The Site is not located within 150m of a spray painting workshop. ☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is located within the High Density Residential Zone.
PO22 Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria: • L_{Aeq,adj,T} emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development. <i>Note—</i>	AO22 Development ensures mechanical plant is acoustically screened from nearby sensitive uses.	☒ Complies ☐ Performance Solution ☐ Not Applicable All mechanical plant is screened. Compliance can be conditioned as a part of the approval.

Where T is • Day (7am to 6pm): 11hr, • Evening (6pm to 10pm): 4hr, • Night (10pm to 7am): 9hr. Where- • $L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. • The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. <i>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</i>		
PO23 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: - facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas; - defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; - promoting safety and minimising opportunities for graffiti and vandalism through exterior building	AO23 No acceptable outcome prescribed.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposed design incorporates key elements of crime prevention & facilitates casual surveillance to both streetscapes.

design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. <i>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.</i>		
PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by: (a) denying access to potential canvases through access control techniques; (b) reducing potential canvases through canvas reduction techniques; (c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. <i>Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.</i>	AO24 No acceptable outcome prescribed.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposed design incorporates key elements of crime prevention & facilitates casual surveillance to both streetscapes.
PO25 Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.	AO25 Development: (a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; (b) for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposed development is for a Multiple Dwelling and has unlimited hours of operation.

Subtropical design and landscaping		
PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that: (a) reduces the need for mechanical heating, cooling and lighting; (b) ensures access to sunlight and natural heating, cooling and ventilation for residents; (c) provides protection and relief from the subtropical climate; (d) mitigates the impact of urban heat island.	AO26.1 Development is designed to provide all dwellings with: (a) floor-to-ceiling heights of at least 2.7m; (b) habitable rooms with a minimum of 2 dual aspect windows or openings. Refer to Figure o and Figure p .	☒ Complies ☐ Performance Solution ☐ Not Applicable The minimum floor to ceiling heights of 3.1m provided.
	AO26.2 Development includes: (a) weather protection and sun shading to all external doors and windows to habitable rooms; (b) deep recesses, eaves and sun-shading devices on the north-facing building facades; (c) extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposed design incorporates weather protection & sun shading.
PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects. <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i>	AO27.1 Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained. <i>Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree.</i> <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable The Site is devoid of significant vegetation. Refer to Detail Site Survey and Landscape Concept Plan.
	AO27.2 Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity.	☐ Complies ☐ Performance Solution ☒ Not Applicable As above.

	<i>Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy.</i> <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i>	
	AO27.3 Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years. <i>Note—Shade cover is to be measured at 12pm on 21 December.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Refer to Landscape Concept Plan.
PO28 Development provides landscaping that must: (a) provide shade to pedestrian pathways; (b) maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; (c) present an integrated landscape, neighbourhood and streetscape character; (d) contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; (e) reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties; (f) contribute to privacy between residences; (g) provide natural shade to mitigate heat island impacts. <i>Note—This is demonstrated by an overall site landscape concept plan.</i> <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i>	AO28.1 Development provides landscaping within the site along the frontage of the site that consists of: (a) a minimum of 1 area of deep planting with a dimension of 4m x 4m; (b) shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; (c) a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access. <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i> <i>Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable The development provides for deep planting along the Wolfe Street frontage and soft landscaping to all boundaries.
	AO28.2 Development provides landscaping along side boundaries as follows: (a) a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls; (b) a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.	☒ Complies ☐ Performance Solution ☐ Not Applicable Landscaping is providing along the side boundaries in accordance with AO28.2. Refer to Landscape Concept Plan.

PO29 Development provides deep planting areas that: (a) are of sufficient size and dimension to contain large subtropical shade tree species; (b) are maintained exclusively for landscaping, with no underground development or infrastructure; (c) are open to the sky with access to light and rainfall into the natural ground; (d) are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs; (e) soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater; (f) provides natural shade to mitigate heat island effects; (g) provides informal recreation spaces that are easily accessible for building occupants; (h) is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.	AO29.1 Development locates deep-planting areas: (a) to protect existing significant vegetation including large subtropical shade trees; (b) to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; (c) within the front or rear set back to soften the built form for the street and adjoining premises. <i>Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Refer to Landscape Concept Plan.
	AO29.2 Development provides deep-planting areas that are: (a) a minimum of 10% of the site area; (b) a minimum unobstructed dimension of 4m in any direction; (c) able to accommodate trees planted in natural ground; (d) 100% open to the sky; (e) can be accessed for maintenance purposes.	☐ Complies ☒ Performance Solution ☐ Not Applicable An approximate 4% of the site is provided for deep planting along the Wolfe Street frontage. Significant areas for soft landscaping are proposed along all other frontage and side boundaries that are 100% open to the sky. Refer to Section 8 of Planning Report.
	AO29.3 Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which: (a) are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; (b) are subtropical tree species consistent with the Planting species planning scheme policy. <i>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</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Refer to Landscape Concept Plan.

	<i>form should be selected. Tree height and canopy spread will be dependent on species.</i> AO29.4 Development ensures that deep-planting areas are exclusively for landscaping and do not contain: (a) vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; (b) surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; (c) sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.	☒ Complies ☐ Performance Solution ☐ Not Applicable All deep planting areas are exclusive of services & infrastructure.
Private and communal open space		
PO30 Development provides communal space that must be designed to provide: (a) residents with passive and active recreation opportunities; (b) a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; (c) opportunity for a range of uses and flexible use.	AO30.1 Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: (a) is a minimum of 5% or 40m² of the site area, whichever is greater; (b) is one consolidated useable space, or where exceeding 100m², two separate useable areas within the site; (c) is a minimum 50% open to the sky; (d) is a minimum of 25% landscaping; (e) is a minimum of 25% shaded by trees within 5 years; (f) is a maximum 25% as internal dedicated created space; (g) is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; (h) incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction.	☒ Complies ☐ Performance Solution ☐ Not Applicable A significant area of 705m² is designated as communal open space at the rooftop that is open to the sky. Refer to architectural plans and Landscape Concept Plan.

	<i>Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately.</i> <i>Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views.</i> <i>Note—Internal spaces may include a gymnasium, movie room or entertainment room.</i> <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i> AO30.2 Development ensures that communal outdoor space areas do not contain: (a) vehicle driveways, manoeuvring or hardstand areas; or (b) surface structures and infrastructure such as rainwater tanks, transformers and water boosters. <i>Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.</i>	
PO31 Development must provide attractive and functional private open space for residents that: (a) is appropriately sized and located to enhance amenity and liveability for residents; (b) is designed to be functional for the use of the possible number of residents in each dwelling; (c) is designed to contribute to the form and detail of the building. <i>Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.</i>	AO31.1 Development provides private open space which comprises: (a) for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m; (b) for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m. <i>Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.</i> AO31.2 Development provides for private open space areas that are:	☒ Complies ☐ Performance Solution ☐ Not Applicable All communal open space is exclusive of services & infrastructure. ☒ Complies ☐ Performance Solution ☐ Not Applicable All units are provisioned with private open space with a minimum area of 12m². Refer to the architectural plans. ☒ Complies ☐ Performance Solution ☐ Not Applicable The proposed design locates the POS directly off the internal primary living area.

	(a) for the primary area, directly accessible from the internal primary living areas of the dwelling; (b) provided with a screened area of 2m² minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.; (c) provided with adjustable, moveable or operable privacy screening where appropriate.	Screening has been provided where appropriate.
	AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.	☒ Complies ☐ Performance Solution ☐ Not Applicable Balconies address Greet Street, Wolfe Street and side boundaries over all levels. Ultimately, the Proposal provides for greater privacy along the side boundaries with causal surveillance to the street.
	AO31.4 Development ensures that private open space areas do not contain: (a) vehicle driveways, manoeuvring or hardstand areas; or (b) surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. <i>Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable All private open spaces are exclusive of any services or infrastructure.
	AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes. <i>Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Outdoor areas allow for a northerly aspect, where possible.

	passive solar design, provided privacy for occupants and adjacent dwellings is maintained.	
Refuse storage and collection		
PO32 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 that allows low-frequency service collection; (e) minimise ongoing building management cost for occupants. <i>Note—Refer to the Refuse planning scheme policy for further guidance.</i>	AO32 Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy .	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposed development provides for on-site refuse collection in general accordance with the Refuse planning scheme policy. Refer to the Traffic Report.
Car parking, manoeuvring and hardstand areas		
PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.	AO33.1 Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry. <i>Note—This excludes driveway splays to the kerb.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable The combined width of the crossover to Wolfe Street is 6.5m, less than 30% of street frontage.
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.	☒ Complies ☐ Performance Solution ☐ Not Applicable All access, parking and drop off zones are internalised. Refer to architectural plans.

	AO33.3 Development, where above-ground or partially above-ground car parking, is located so that: (a) the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; (b) building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. Refer to Figure v.	☒ Complies ☐ Performance Solution ☐ Not Applicable The majority of parking is accommodated within the basement. A limited number of parking spaces are provided at ground level, which are recessed within the building core and appropriately screened to minimise their visual impact. Refer to architectural plans.
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: (a) does not dominate the street frontage of the development; (b) does not impact on the safety and efficiency of the road networks; (c) does not detract from the quality of adjoining streetscape or public spaces; (d) is safe and convenient for residents, visitors and service providers; (e) does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: i. the proximity of dwelling houses or existing multiple dwellings on adjoining sites; ii. the scale and detail of any parking structure walls when viewed from the street and adjoining properties; iii. setback distances to mitigate impacts; iv. the location of active frontages and public spaces.	AO34.1 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located: (a) below ground; or (b) at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; (c) set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E; (d) landscaped and screened from view of the street, other public areas and adjoining properties; (e) not in conflict with required vehicle queuing distances. <i>Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Basement-level car parking is proposed, with additional visitor parking provided at ground level behind the building frontage and integrated beneath the building footprint.
	AO34.2 Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car	☒ Complies ☐ Performance Solution ☐ Not Applicable

<i>Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</i>	parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.	As above.
	AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: (a) the maximum combined height of basement structure, retaining walls and fencing is 2m; (b) structures and fences are finished with low-maintenance and pre-finished materials. <i>Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal complies. Refer to the architectural plans.
	AO34.4 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is: (a) clearly signposted; (b) not located behind a security barrier; (c) not located on both sides of the driveway; (d) separated from the street frontage boundary by a 4m wide deep planting area.	☒ Complies ☐ Performance Solution ☐ Not Applicable All visitor carparking is appropriately signed & readily accessible from Wolfe Street.
	AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. <i>Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal is not small scale.

	assessment and is generally not acceptable for development on major roads.	
PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are: (a) located to minimise noise and fumes disturbance on residents within and adjoining the site; (b) acoustically and visually screened to: i. minimise the reflection of headlights into dwelling windows; ii. attenuate noise impacts; (c) landscaped to: i. soften the visual appearance of at grade hardstand areas; ii. enhance pedestrian safety; iii. improve visual amenity for the streetscape and urban area; iv. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas. <i>Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</i>	AO35.1 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is: (a) located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents; (b) screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site.	☒ Complies ☐ Performance Solution ☐ Not Applicable Carparking, manoeuvring & hardstand has been appropriately positioned to mitigate any adverse impacts.
	AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are: (a) acoustically screened from adjoining dwellings to a minimum height of 1.8m; (b) provided with a vegetated buffer next to any movement or parking areas: i. a minimum of 1m wide along the side boundary; ii. a minimum of 2m wide along the rear boundary; iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.	☒ Complies ☐ Performance Solution ☐ Not Applicable As above.
	AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides: (a) a minimum of 1 shade tree for every 6 car spaces;	☐ Complies ☐ Performance Solution ☒ Not Applicable All carparking is either below ground or covered.

	(b) trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.	
	AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides: (a) landscaping that is used to delineate safe pedestrian movement through car parks; (b) exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.	☒ Complies ☐ Performance Solution ☐ Not Applicable Soft landscaping is co-located with pedestrian pathways. Refer to the Landscape Concept Plan.
	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. <i>Note–Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Basement-level car parking is proposed, with additional visitor parking provided at ground level behind the building frontage and integrated beneath the building footprint.
Transit oriented development		
PO36 Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through: (a) building design that enables future adaptation to facilitate non-residential uses; (b) provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points;	AO36 Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that: (a) includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses;	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not located within 200m of a railway or bus station.

(c) enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; (d) creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design.	(b) provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; (c) provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; (d) ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.	
Fencing and retaining walls		
PO37 Development provides fencing and retaining walls that must: (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape; (e) protect the privacy and amenity for residents and dwellings adjoining the site.	AO37.1 Development ensures that, where fencing is provided: (a) along any common boundary to a street or public space, it is a maximum of: 1.2m in height, where fence construction is solid or less than 50% transparent; 1.5m in height, where fence construction is at least 50% transparent; 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; (b) along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; (c) along any side boundary, where forward of the main building line to the front boundary, it is: - a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or - a maximum of 1.5m in height, where fence construction is at least 50% transparent.	☒ Complies ☐ Performance Solution ☐ Not Applicable Refer to architectural plans.

	AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.	☒ Complies ☐ Performance Solution ☐ Not Applicable As above.
	AO37.3 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 edge of the adjoining road reserve verge.	☒ Complies ☐ Performance Solution ☐ Not Applicable As above.
Adaptable housing		
PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.	AO38 Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with Table 9.3.14.3.D .	☐ Complies ☐ Performance Solution ☒ Not Applicable No adaptable housing proposed.
Additional requirements for sites with an area of 7,000m² or greater, or for 20 or more dwellings if in the Emerging community zone		
PO39 Development contributes to contained, sustainable and functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through: (a) inclusion of dwelling types, tenures, mix and forms consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site; (b) retaining or respecting the character and environmental values of the site;	AO39 Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning scheme policy .	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not greater than 7,000m ² or in the Emerging community zone.

(c) reflecting local streetscape forms, features and character; (d) contributing to the desired character and form of the locality; (e) the establishment or extension of public streets and pathways; (f) the provision of parks and other public spaces as appropriate to the scale of development; (g) buildings that address existing streets; (h) building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development. <i>Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.</i>		
Additional criteria for development if identified in a neighbourhood plan		
PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by: (a) exhibiting subtropical architectural excellence through design, treatment and articulation; (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) providing a corner land dedication, if required, that: accommodates a deep-planted large feature tree within the dedication area;	AO40.1 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; (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. <i>Note—The Council's Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site not a landmark site.

ii. provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; iii. accommodates high levels of pedestrian movement and a high quality pedestrian setting. <i>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</i>	provisions of the Independent design advisory panel planning scheme policy. AO40.2 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. <i>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 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not a corner site.
PO41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.	AO41.1 Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. <i>Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable The Site is within the view corridor to the Taylor Ranges as identified under the neighbourhood plans. The surrounding precinct includes multiple dwelling developments of up to 13 storeys, which have established the existing built form and context. Accordingly, the proposed development is not anticipated to result in any material additional impact on views towards the Taylor Ranges, having regard to the surrounding building heights and form.
	AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan.	☐ Complies ☐ Performance Solution ☒ Not Applicable As above.

	<i>Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.</i>	
PO42 Development on a significant corner site identified in a neighbourhood plan 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, 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 that acknowledges and respects the presence of the feature tree canopy. <i>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</i>	AO42.1 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; or (b) a single main entry at the corner.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not a corner site.
	AO42.2 Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which: (a) complies with any dimensions identified in the neighbourhood plan; (b) accommodates a deep-planted 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. <i>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 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable As above.
	AO42.3 Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area. <i>Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable As above.

If in the Infill housing zone precinct of the Character residential zone		
PO43 Development in the Infill housing zone precinct of the Character residential zone respects the intensity and form of the neighbourhood and demonstrates an appropriate site density.	AO43 Development in the Infill housing zone precinct of the Character residential zone does not exceed 1 dwelling per 300m ² of site area.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not located within the relevant zone.
PO44 Development provides a side boundary setback that reflects the character and form intent of the area, generally characterised by the separation of buildings.	AO44 Development in the Character residential zone: (a) does not incorporate a built to boundary wall; or (b) matching the extent of an existing built to boundary wall on the adjoining property; or (c) incorporates a maximum of 1 built to the boundary wall on a side boundary where the owner of the adjoining premises does not object. <i>Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable As above.

2. Neighbourhood Plan Code

2.1. South Brisbane Riverside Neighbourhood Plan Code

Performance Outcomes	Acceptable Outcomes	Responses
Built form		
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: - consistent with anticipated density and assumed infrastructure demand; - aligned to community expectations about the number of storeys to be built; - proportionate to and commensurate with the utility of the site area and frontage width; - designed to avoid a significant and undue adverse amenity impact to adjoining development; - sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining site. <i>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.</i> <i>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.</i>	AO1.1 Development complies with the number of storeys and building height in Table 7.2.19.4.3.B. <i>Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to the building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and the height in metres are specified.</i>	☐ Complies ☒ Performance Solution ☐ Not Applicable The Site has an area of 1,943m² and is located within the Residential South Precinct (NPP-007) of the South Brisbane Riverside Neighbourhood Plan and the HDR1 High Density Residential (Up to 8 Storeys) Zone Precinct. The proposed development comprises a 13-storey multiple dwelling, representing an alternative solution to the acceptable outcome, which prescribes a maximum building height of seven storeys under Table 7.2.19.4.3.B. Refer to Section 8 of the Planning Report.
	AO1.2 Development, except where located in the Kurilpa precinct (South Brisbane riverside neighbourhood plan/NPP-004) and Riverside south precinct (South Brisbane riverside neighbourhood plan/NPP-007), can have buildings on corner sites identified in Figure b with an additional 2 storeys of height than that shown in Table 7.2.19.4.3.B, provided additional storeys are restricted in scale to a maximum horizontal dimension of 30m.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not a corner site.
	AO1.3 Development has a maximum site cover in accordance with Table 7.2.19.4.3.C.	☒ Complies ☐ Performance Solution ☐ Not Applicable

		The development proposes a site cover of 60.2%, consistent with prescribed site cover of 70% set out in Table 7.2.19.4.3.C.
PO2 Development ensures that building placement and bulk maintains significant views and vistas towards the ridgeline of the Taylor Ranges as obtained from the locations identified in Figure a . <i>Note—A view analysis is to be prepared that demonstrates compliance with this performance outcome and a 3D model of the proposal is to be provided to assist in the Council's assessment of an application.</i>	AO2 No acceptable outcome is prescribed.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposed height and setback arrangement will not materially affect or alter views and vistas towards the Taylor Ranges. As noted, the surrounding precinct includes multiple dwelling developments of up to 13 storeys, which have established the existing built form and context. Accordingly, the proposed development is not anticipated to result in any material additional impact on views towards the Taylor Ranges, having regard to the surrounding building heights and form.
PO3 Development of buildings over 8 storeys are made up of a podium and clearly defined slender tower to reduce visual bulk and scale. Spacing between multiple towers provides for solar access, cross ventilation and privacy.	AO3.1 Development ensures that the tower elements of new buildings extend no more than 75% of the width of the podium.	☐ Complies ☐ Performance Solution ☒ Not Applicable No podium is proposed as part of the development proposal.
	AO3.2 Development has a maximum horizontal dimension for a tower of 40m on any side.	☐ Complies ☒ Performance Solution ☐ Not Applicable The development proposes a maximum horizontal distance of 57.44m. Refer to Section 8 of the planning report.
	AO3.3 Development on a site greater than 3,000m ² provides more than 1 tower and a minimum separation distance of 10m between the towers.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is less than 3000m ²

PO4 Development provides building setbacks that are sufficient to ensure that the building: - protects important views and vistas identified in Figure a; - does not dominate the street or other pedestrian spaces; - does not prejudice the development of adjoining sites; - enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and ensure windows are not built out by adjoining buildings; - facilitates the creation of attractive, vibrant and accessible laneways.	AO4.1 Development provides buildings that are set back from the front property boundary as specified in Figure b.	☒ Complies ☐ Performance Solution ☐ Not Applicable The development proposes a front boundary setback to Wolfe Street at 4m in accordance with Figure b.
	AO4.2 Development provides buildings in the High density residential zone or Mixed use zone with a minimum setback from the side property boundary of 3m, or 5m where windows of habitable rooms face the side boundary.	☐ Complies ☒ Performance Solution ☐ Not Applicable The development provides minimum side boundary setbacks of 3m, increasing to 5m where windows to habitable rooms face the side boundary, with the following exceptions: - Along the western side boundary adjoining 2 Filmer Street, a minimum setback of 3.235m is provided in part to windows of habitable rooms. - Along the southern side boundary adjoining 77 Victoria Street, a minimum setback of 4m is provided in part to windows of habitable rooms. Refer to Section 8 of the Planning Report.
	AO4.3 Development of buildings where in a zone in the centre zones category that do not include a residential use: - are built to the side boundary up to 4 storeys; - where buildings are 8 storeys or less, upper storeys are set back from the side boundary by a minimum of 3m.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not within a centre zones category.
	AO4.4 Development of a building including habitable rooms facing the side boundary where in a zone in the centre zones category has a building setback that is a minimum of 5m.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not within a centre zones category.

	AO4.5 Development is set back from the rear property boundary of a minimum of 6m and uses the area for deep planting.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site does not have a rear boundary.
	AO4.6 Development of a building on a site adjoining a laneway identified in Figure a does not require a building setback.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site does not adjoin a laneway.
	AO4.7 Development of a building that adjoins the West End Riverside Lands and South Brisbane Riverside Lands parks is set back a minimum of 6m from the property boundary.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site does not adjoin the West End Riverside lands and South Brisbane Riverside Lands park.
	AO4.8 Development of a building with tower elements is set back a minimum of 6m from the front of the podium and 5m from the side of the podium in the High density residential zone and the Medium density residential zone.	☐ Complies ☐ Performance Solution ☒ Not Applicable The development does not provide a podium form.
	AO4.9 Development of a building with tower elements is set back a minimum of 4m from the front of the podium, 3m from the side of the podium and 4m from the rear of the podium or laneway where in a zone in the centre zones category. <i>Note—In a zone in the residential zones category, the setbacks within the relevant use code apply where alternatives are not specified in the neighbourhood plan.</i> <i>Note—All front setbacks in a zone in the residential zones category are used for deep planting in accordance with Figure b.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The development does not provide a podium form.

PO5 Development provides podiums that are designed to provide a human-scale street environment and are consistent with the prevailing podium heights in the adjoining streetscape.	AO5.1 Development provides podiums that are built to the front property boundary and have a maximum height of 3 storeys , where located in the District zone precinct of the District centre zone.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not within the District centre zone.
	AO5.2 Development provides podiums in all areas other than in the District zone precinct of the District centre zone, that are at least 2 storeys and no more than 4 storeys in height.	☐ Complies ☐ Performance Solution ☒ Not Applicable The development does not provide for a podium.
PO6 Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood's public realm by: - accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; - emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; - 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; - respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; - where a land dedication is required: - accommodating a deep-planted large feature tree within the dedication area;	AO6.1 Development, except where located in the Kurilpa precinct (South Brisbane riverside neighbourhood plan/NPP-004) and Riverside south precinct (South Brisbane riverside neighbourhood plan/NPP-007), can have buildings on significant corners in Figure b with an additional 2 storeys in addition to the number shown in Table 7.2.19.4.3.B , provided additional storeys are restricted in scale to a maximum horizontal dimension of 30m.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is within the NPP-007 precinct.
	AO6.2 Development is designed to emphasise the corner setting and: - provides building entries on both street frontages; or - provides a single main entry at the corner.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not a corner site.
	AO6.3 Development provides an inverted corner land dedication in the corner land dedication sites indicated in the Streetscape hierarchy overlay. <i>Note—Refer to the Infrastructure design planning scheme policy.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not a corner site.

ii. providing a building envelope that acknowledges and respects the presence of the large feature tree canopy.	A06.4 Any part of the building including the basement but excluding awnings is kept outside the corner land dedication area.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not a corner site.
P07 Development provides buildings on riverfront sites that are designed to: a. maximise views and river breezes through the site from the river to the remainder of the precinct and surrounding residential areas; b. have a slender form when viewed from the river if a taller building; c. create a varied skyline using a range of building heights .	A07.1 Development on a site fronting the South Brisbane Riverside Lands Park or West End Riverside Lands Park has a maximum building length of 30m in any direction.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site does not front the West End Riverside lands and South Brisbane Riverside Lands park.
	A07.2 Development that provides buildings that are located on a site fronting the South Brisbane Riverside Lands Park or West End Riverside Lands Park are orientated perpendicular to the river and are longer than they are wide.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site does not front the West End Riverside lands and South Brisbane Riverside Lands park.
	A07.3 Development, where more than 1 building is provided on a site fronting the South Brisbane Riverside Lands Park or West End Riverside Lands Park, provides a minimum separation distance of 10m between buildings.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site does not front the West End Riverside lands and South Brisbane Riverside Lands park.
P08 Development: a. is closely integrated with the street environment by providing built form and uses that activate the frontage and generate pedestrian traffic; b. for ground and podium levels abutting footpaths suits the nature and character of the street and provides: i. a gradual transition between public street and semi-public or private outdoor or building spaces;	A08.1 Development provides buildings of a built form that activate the ground and podium levels with windows and doors that allow for an active, visual connection and surveillance of streets, plazas and public spaces.	☒ Complies ☐ Performance Solution ☐ Not Applicable The development provides a ground level entry and lobby which activates the frontage to Wolfe Street and Greet Street.
	A08.2 Development provides a building form that includes pedestrian entrances at least every 15–20m along the street frontages.	☒ Complies ☐ Performance Solution ☐ Not Applicable As above.

ii. a permeable edge to the street, which creates both a visual widening of the street section and amenable edge to pedestrian movement; iii. useable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm.	A08.3 Development implements a transition at the street frontages as follows: a. subtropical boulevard, in accordance with Figure c; b. city streets, in accordance with Figure c, Figure d, Figure e or Figure f; c. neighbourhood streets, in accordance with Figure g. <i>Note—An outdoor room – soft landscape (Figure e) or a landscape transition (Figure c) are not suitable in the Village heart sub-precinct (South Brisbane riverside neighbourhood plan/NPP-003a).</i> A08.4 Development ensures that the ground storey of buildings is occupied by uses that have visible presence on and interaction with the street such as shops, cafes, restaurants and offices at the following locations: a. Vulture Street; b. Boundary Street; c. Cordelia Street; d. Glenelg Street; e. Victoria Street; f. Montague Road; g. Russell Street; h. Melbourne Street; i. Mollison Street; j. all buildings in the Kurilpa precinct (South Brisbane riverside neighbourhood plan/NPP-004). k.	☒ Complies ☐ Performance Solution ☐ Not Applicable The relevant neighbourhood street at Wolfe Street is provided with a deep planting setback in accordance with Figure g. ☐ Complies ☐ Performance Solution ☒ Not Applicable The Site does not have frontage to the nominated locations.
Public realm PO9 Development on a key development site makes a significant contribution to the public domain of South Brisbane riverside by supplementing existing public spaces.	A09.1 Development provides new public open space as indicated in Figure a, with plazas providing 24 hour public access.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not identified as a key development site.

	AO9.2 Development on a site where the area is equal to or greater than 10,000m ² has a minimum of 20% of the site that is publicly accessible.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not equal to or great that 10,000m ² .
	AO9.3 Development includes new open spaces or enhancement of existing open spaces which incorporates acceptable solutions identified in the Infrastructure design planning scheme policy .	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not identified as a key development site.
PO9A Development provides long term infrastructure for the land for community facilities network to meet the recreational needs of residents and workers.	AO9A Development protects land for community facilities in the general location specified in Figure a and in accordance with the Long term infrastructure plans .	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not identified as a community facility in Long term infrastructure plans.
PO10 Development: a. creates an integrated and continuous through-block pedestrian network that facilitates logical and direct access to centres of activity, public transport facilities and small-scale spaces; b. creates new and enhances existing arcades, laneways and associated small-scale spaces; c. supports patronage of informal crossings and the safe movement of pedestrians across streets at ground level; d. maintains arcades for public use during hours of operation.	AO10.1 Development provides an arcade within an indicative location for an arcade identified in Figure a .	☐ Complies ☐ Performance Solution ☒ Not Applicable Figure a does not identify an arcade on the Site.
	AO10.2 Development ensures that the design of new, or enhancement of existing, laneways, and arcades : a. is in accordance with the specifications and acceptable outcomes identified in the Infrastructure design planning scheme policy; b. has a minimum corridor width as shown in Figure a; c. has a minimum unobstructed pedestrian path width of: i. 1.8m for arcades where in a zone in the residential zones category indicated to have a 5m width in Figure a;	☐ Complies ☐ Performance Solution ☒ Not Applicable An arcade is not identified on the Site. The Site provides for an unobstructed pedestrian path at the relevant site frontages.

	ii. 2m for arcades where in a zone in the residential zones category indicated to have a 6m width in Figure a; iii. 1.8m for arcades where in a zone in the centre zones category indicated to have a 3m width in Figure a; iv. 2.4m for arcades where in a zone in the centre zones category indicated to have a 5m width in Figure a; v. 2.4m for arcades where in a zone in the centre zones category indicated to have a 6m width in Figure a; d. implements a transition at the arcade frontage as follows: i. where in a zone in the centre zones category – Figure d and Figure e; ii. where in a zone in the residential zones category – Figure g.	
Car parking, access and servicing		
PO11 Development: a. provides buildings that are designed to accommodate useable floor space (not car parking) that genuinely activates and surveys the streetscape; b. designs and locates vehicle entrances, servicing and car parking to minimise disruption to building frontages and the pedestrian environment, and to reduce the visual impact on the street environment; c. maximises pedestrian movement, comfort and safety in areas of high pedestrian usage by reducing pedestrian and vehicular conflict; d. has driveway crossovers that maintain the integrity, quality and primacy of footpaths;	AO11.1 Development provides car parking areas that are located underground.	☒ Complies ☐ Performance Solution ☐ Not Applicable The development provides for resident parking at basement levels.
	AO11.2 Development provides vehicular access from a laneway or secondary frontages or where new service lanes can be created.	☒ Complies ☐ Performance Solution ☐ Not Applicable The development provides for vehicular access from Wolfe Street and secondary egress from Greet Street.
	AO11.3 Development provides only 1 vehicle access point to each site.	☐ Complies ☒ Performance Solution ☐ Not Applicable The development provides for primary vehicle access from Wolfe Street and secondary access to Greet

e. may incorporate above-ground parking only where sleeved by active facades.		Street as exit only for service vehicle purposes. We further note that the Site has two frontages and comprises of three existing lots.
If in the Boundary and Vulture precinct (South Brisbane riverside neighbourhood plan/NPP-003), the Riverside south precinct (South Brisbane riverside neighbourhood plan/NPP-007) or the Riverside north precinct (South Brisbane riverside neighbourhood plan/NPP-005)		
PO12 Development on a site greater than 10,000m ² provides towers that are designed and sited to ensure human-scale development at the street level and ameliorate amenity impacts on adjacent development.	AO12 Development provides buildings with a 10m setback between the tower and any street alignment.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not greater than 10,000m.
If in the Kurilpa precinct (South Brisbane riverside neighbourhood plan/NPP-004)		
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.		
If in the Buchanan and Davies parks precinct (South Brisbane riverside neighbourhood plan/NPP-006), where in the High density residential zone		
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.		
If in the Buchanan and Davies parks precinct (South Brisbane riverside neighbourhood plan/NPP-006), the Riverside north precinct (South Brisbane riverside neighbourhood plan/NPP-005) or the Riverside south precinct (South Brisbane riverside neighbourhood plan/NPP-007)		
PO17 Development of buildings adjacent to the South Brisbane Riverside Lands Park or West End Riverside Lands Park does not provide private access to the parks .	AO17 Development on a site that adjoins the South Brisbane Riverside Lands Park or West End Riverside Lands Park provides access to the parks via a communal path network within the property boundary to connect existing public accessways to the parks .	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site does not adjoin the South Brisbane Riverside Lands Park or West End Riverside Lands Park
If in the Riverside north precinct (South Brisbane riverside neighbourhood plan/NPP-005) or the Riverside south precinct (South Brisbane riverside neighbourhood plan/NPP-007)		
PO18 Development of buildings adjacent to the South Brisbane Riverside Lands and West End Riverside Lands parks is set back to ensure that new development does not dominate the parks or other pedestrian spaces.	AO18 Development on a site that adjoins the South Brisbane Riverside Lands Park or West End Riverside Lands Park or new public open spaces has a maximum building height of 2 storeys for a distance of 20m from the common property boundary.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site does not adjoin the South Brisbane Riverside Lands Park or West End Riverside Lands Park
If in the Riverside South precinct (South Brisbane riverside neighbourhood plan/NPP-007)		
PO19 Development provides corridor parks that:	AO19.1 Development provides corridor parks and pedestrian connections in the locations identified in Figure a .	☒ Complies ☐ Performance Solution ☐ Not Applicable

a. are pedestrian friendly, accessible green open spaces that link to the West End Riverside Lands Park; b. enhance views down to the river, provide shade trees and seating, act as communal meeting spaces, are safe and accessible and incorporate public art works; c. complement the West End Riverside Lands Park open space network.	AO19.2 Development provides parks that: a. are designed in accordance with the Infrastructure design planning scheme policy and the West End Riverside Lands Park master plan; b. have a minimum corridor width of 12m where not within a road reserve (Beesley Street); c. are dedicated to the Council; d. may have a maximum of 1 communal pedestrian access point directly onto the corridor park; e. have no new driveways or vehicular access from development within corridor parks; f. provide for universal pedestrian access to West End Riverside Lands Park with integrated seating opportunities in ramp design.	The development does not compromise future development of an extended laneway along Wolfe Street towards the south of the Site. ☐ Complies ☐ Performance Solution ☒ Not Applicable A park is not identified as requiring park provision
If in the Boundary and Vulture precinct (South Brisbane riverside neighbourhood plan/NPP-003)		
The Site is not identified within the nominated precinct. As such, this criteria is not applicable.		

3. Overlay Codes

3.1. Airport Environs Overlay Code

Performance outcomes	Acceptable outcomes	Responses
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. <i>Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed building height is below the PLS and PANS.
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports. <i>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.</i>	AO2 Development does not emit into the OLS or height restriction zone: - a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; - smoke, dust, ash, steam or other airborne particulate.	☒ Complies ☐ Performance Solution ☐ Not Applicable The development proposes a multiple dwelling only.
Additional performance outcomes and acceptable outcomes if involving air service		
Proposal does not involve 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.	☐ Complies ☐ Performance Solution ☒ Not Applicable The site is not identified in the Bird or bat strike zone sub-category.
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within	☐ Complies ☐ Performance Solution ☒ Not Applicable

	the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	The Site is not identified in the Bird or bat strike zone sub-category.
Section C—If in the Public safety area sub-categories		
The Site is not identified within the Public safety area sub-categories.		
Section D—If in the Light intensity sub-categories		
The Site is not identified within the Light intensity sub-category.		
Section E—If in the Aviation facilities sub-categories		
The Site is not identified within the Aviation facilities sub-categories.		
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories		
The Site is not identified within the Australian Noise Exposure Forecast (ANEF) contour sub-categories.		

3.2. Community Purposes Network Overlay Code

Performance outcomes	Acceptable outcomes	Response
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long term corridor park specific location sub-category		
PO1 Development which is assumed future urban development provides the existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site: - to serve the recreational needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; - to maximise recreational, visual, cultural and biodiversity values; - of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; - to meet the requirements of intended users; - to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.	AO1 Development which is assumed future urban development provides land and embellishments for existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site in compliance with the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy .	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not identified for future land and embellishments for existing and planned infrastructure.
PO2 Development provides for the payment of additional trunk infrastructure costs for the following: - for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; - for development completely inside the priority infrastructure area in the Local government infrastructure plan: trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan; long term infrastructure for the parks network which is made	AO2 No acceptable outcome is prescribed.	☐ Complies ☐ Performance Solution ☒ Not Applicable As above.

iii. necessary by development that is not assumed future urban development; other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development. <i>Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</i> <i>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</i>		
PO3 Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised: - the long term infrastructure for the parks network in the Long term infrastructure plans and an applicable neighbourhood plan; - the existing and planned infrastructure for the parks network in the Local government infrastructure plan; - the provision of long term, existing and planned infrastructure for the parks network which: - is required to service the development or existing and future urban development in the planning scheme area; or - is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. <i>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</i>	AO3 Development protects a park shown on the Community purposes network overlay map in compliance with the following: - for long term infrastructure for the parks network, the Long term infrastructure plans; - for existing and planned infrastructure for the parks network, the Local government infrastructure plan; - the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not burdened by a park.
If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category		

PO4 Development which is assumed future urban development provides the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site: - to serve the physical, social and cultural needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; - to maximise recreational, social and cultural values; - of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; - to meet the requirements of the intended users; - to provide, in appropriate locations, for a diversity of community service, cultural and leisure opportunities, that are integrated or co-located with complementary uses and avoid duplicating facilities on nearby land in the community facilities network.	A04 Development which is assumed future urban development provides land for existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site in compliance with the standards for the land for the community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not identified for future land and embellishments for existing and planned infrastructure.
PO5 Development provides for the payment of additional trunk infrastructure costs for the following: - for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; - for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; long term infrastructure for the land for community facilities network which is	A05 No acceptable outcome is prescribed.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not identified for future land and embellishments for existing and planned infrastructure.

made necessary by development that is not assumed future urban development; iii. other infrastructure for the land for community facilities network associated with development that is not assumed future urban development which is made necessary by the development. <i>Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</i> <i>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</i>		
PO6 Development protects land for community facilities shown on the Community purposes network overlay map to ensure the following are not compromised: a. the long term infrastructure for the land for community facilities network in the Long term infrastructure plans and an applicable neighbourhood plan; b. the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the land for community facilities network which: i. is required to service the development or existing and future urban development in the planning scheme areas; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. <i>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with</i>	A06 Development protects land for community facilities network shown on the Community purposes network overlay map in compliance with the following: a. for long term infrastructure for the land for community facilities network, the Long term infrastructure plans; b. for existing and planned infrastructure for the land for community facilities network, the Local government infrastructure plan; c. the standards for the land for community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site is not identified for future land and embellishments for existing and planned infrastructure.

the approved development clear of the area of long term infrastructure , may be imposed.		
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3.3. Critical Infrastructure and Movement Network Overlay Code

Performance Outcomes	Acceptable Outcomes	Responses
Access to air service, detention facilities, emergency services, hospital, port service or residential care facility		
PO1 Development ensures that air service , detention facilities , emergency services , hospital , port service and residential care facilities maintain essential functions and retain transport connections necessary for their function during a natural disaster event.	AO1 Development for air service , detention facilities , emergency services , hospital , port service or residential care facilities : - has direct vehicular access to a critical route or an interim critical route; or - has a hazard-free route (up to and including a 0.05% AEP (2000 year ARI) flood event) to a critical route or an interim critical route during a natural disaster event; or - includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or - where the development cannot access a critical route or an interim critical route during a natural disaster event, the development: - demonstrates that it services a local/district catchment and can continue to service and access that catchment during a natural disaster event; - includes a business continuity plan for the operation of the use or throughout the natural disaster event.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal is for a multiple dwelling.
Access to telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation		
PO2 Development ensures that a telecommunications facility , major electricity infrastructure , substation , renewable energy facility , transport depot or utility installation which support a disaster response activity retains necessary access during a natural disaster event to ensure its continued operation.	AO2 Development for a telecommunications facility , major electricity infrastructure , substation , renewable energy facility , transport depot or utility installation : has direct vehicular access to a critical route or an interim critical route; or	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal is for a multiple dwelling.

	b. has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or d. has been designed to operate in all flood events without human intervention.	
Access by emergency services to medium impact industry, high impact industry or special industry		
P03 Development for medium impact industry , high impact industry and special industry achieves appropriate access and egress for personnel and emergency services during a natural disaster event.	A03 Development for medium impact industry , high impact industry or special industry: a. has direct vehicular access a critical route or an interim critical route; or b. has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal is for a multiple dwelling.

3.4. Road Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Responses
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use		
PO1 Development ensures that: a. vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: i. the road hierarchy shown on the Road hierarchy overlay map; ii. public transport operations; iii. pedestrian and cyclist movement; b. the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; c. site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.	AO1.1 Development ensures that an access driveway is provided from: a. a minor road; b. a district road or suburban road if the development has high traffic-generating potential.	☒ Complies ☐ Performance Solution ☐ Not Applicable The access crossovers are proposed from Wolfe Street and Greet Street, both identified as a Neighbourhood Road.
	AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	☒ Complies ☒ Performance Solution ☐ Not Applicable The Site does not access a primary freight route.
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	☒ Complies ☐ Performance Solution ☐ Not Applicable As above. Wolfe Street and Greet Street are low order roads.
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site does not access a major road.
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road , to facilitate access to the abutting site via an alternative street.	☒ Complies ☐ Performance Solution ☐ Not Applicable The Site does not abut or have frontage to an arterial road.

Section B—If for assessable development for a material change of use		
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	A02.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	☒ Complies ☐ Performance Solution ☐ Not Applicable Anticipated traffic levels can be supported by the existing road hierarchy. Refer to the Traffic Report.
	A02.2 Development mitigates an impact on the road hierarchy if the development: a. is for a major development; or b. involves an access driveway to a major road ; or c. involves an access driveway within 100m of a signalised intersection. <i>Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable The Proposal will mitigate any impacts on the road hierarchy. Refer to the Traffic Report.
Section C—If for assessable development for a material change of use or reconfiguring of a lot		
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	A03 No acceptable outcome is prescribed.	☒ Complies ☐ Performance Solution ☐ Not Applicable No road widening is identified or provided.
PO3A Development provides for the payment of extra trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan ; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:	A03A No acceptable outcome is prescribed.	☐ Complies ☐ Performance Solution ☒ Not Applicable No extra trunk infrastructure costs are warranted for the Proposal.

i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. <i>Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</i> <i>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</i>		
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category		
PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: a. the long term infrastructure for the road network in the Long term infrastructure plans; b. the existing and planned infrastructure for the road network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the road network which: i. is required to service the development or existing and future urban development in the planning scheme area; or ii. is in the interests of rational development or the efficient and orderly planning of	A04 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: a. for the long term infrastructure for the road network, the Long term infrastructure plans; b. for existing and planned infrastructure for the road network, the Local government infrastructure plan; c. the standards for the road network in the Infrastructure design planning scheme policy.	☐ Complies ☐ Performance Solution ☒ Not Applicable Wolfe Street and Greet Street are Neighbourhood Road. No changes to existing roads proposed.

the general area in which the site is situated. <i>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</i>		
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		
The Proposal does not involve reconfiguring a lot or involving an extension or change to the road hierarchy. As such, this criteria is not applicable.		

3.5. Streetscape Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Responses
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 .	☐ Complies ☒ Performance Solution ☐ Not Applicable The existing verge widths are as follows: - Wolfe Street – 2.289m - Greet Street – 3.018m No verge widening is provided consistent with adjoining recent development. Notwithstanding deep planning is provided in that part of Wolfe Street. Refer to Section 8 of Planning Report for justification.
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	AO2.1 Development ensures that existing street trees are retained and protected.	☐ Complies ☐ Performance Solution ☒ Not Applicable No street trees are located at the Site frontages.
	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 .	☒ Complies ☐ Performance Solution ☐ Not Applicable Refer to Landscape Concept Plan.
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map:	AO3.1 Development ensures that a corner land dedication is provided: where identified in the Streetscape hierarchy overlay map;	☐ Complies ☐ Performance Solution ☒ Not Applicable The Site does not require a corner land dedication.

a. facilitates a high level of pedestrian movement and activity; b. enforces the sense of arrival to individual precincts and major connections;	b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	
c. provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	☐ Complies ☐ Performance Solution ☒ Not Applicable As above.
	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.	☐ Complies ☐ Performance Solution ☒ Not Applicable As above.
If in or on a site adjoining the Wildlife movement solution sub-category		
The Site does not adjoin the Wildlife movement solution sub-category. As such, this criteria is not applicable.		

4. Prescribed Secondary Codes

4.1. Outdoor Lighting Code

Performance outcomes	Acceptable outcomes	Response
PO1 Development provides outdoor lighting that does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.	AO1.1 Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting : a. comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. <i>Note—The effects of outdoor lighting should 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.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Compliance can be conditioned where necessary.
	AO1.2 Development provides floodlighting that is restricted to a type that gives no upward component of light where mounted horizontally, such as a full cut off luminaire.	☐ Complies ☐ Performance Solution ☒ Not Applicable Development will not incorporate floodlighting.

4.2. Park Planning and Design Code

Performance Outcomes	Acceptable Outcomes	Responses
PO1 Development ensures that the park is provided and developed: a. to maximise recreational, visual, cultural, biodiversity, health and wellbeing values; b. to exhibit design excellence in form and function with a size, shape and topography suited to the intended function, level and intensity of use; c. to meet the requirements of intended users; d. in appropriate locations that will provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks; e. to contribute positively to Brisbane's natural and built form and legibility; f. to protect and enhance visual and physical connections to the Brisbane River and waterways. <i>Note—Refer to the Sport and recreation zone and Open space zone for a description of zone precincts and the Infrastructure design planning scheme policy for a description of park types in the Brisbane park classification system.</i>	AO1.1 Development provides and embellishes land for a public park where identified in a structure plan prepared in compliance with the Structure planning planning scheme policy and the Local government infrastructure plan . <i>Note—All other public park infrastructure (land and embellishment) is required to be provided in accordance with the Local government infrastructure plan and its desired standards of service.</i> <i>Note—The Infrastructure design planning scheme policy provides more detail on land location, embellishment and services.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	AO1.2 Development ensures that the width of any park is not less than 10m at any point.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	AO1.3 Development provides visual and physical access, where achievable, to Brisbane River and waterways through appropriate orientation and layout of park features.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
PO2 Development ensures that the park is transferred into the Council's ownership.	AO2 Development ensures that at the time of registration of title, the park is transferred to the Council without cost except where otherwise provided in an infrastructure agreement.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
PO3 Development ensures that the park has a gradient that is suitable for its intended use, does not pose a safety hazard and allows for ease of maintenance.	AO3 Development ensures that for the park : a. activity or recreation spaces have gradients less than 1V:20H and greater than 1V:150H to suit proposed recreational functions and accessibility and requirements; b. fields for ball sports have a gradient in the range of 1V:70H to 1V:100H;	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.

	c. the majority of vegetated and grassed areas in maintained parklands have gradients less than 1V:6H, grassed areas have gradients no steeper than 1V:4H and unmown vegetated areas have gradients no steeper than 1V:3H.	
PO4 Development ensures that the park is not subject to unreasonable impacts from industrial activities or major transport corridors.	A04 Development ensures that the park does not serve primarily as a buffer to the railway network or a public transport corridor identified in the Strategic framework or to a motorway , arterial road , suburban road or primary freight route.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
PO5 Development ensures that: a. the park is well located, well connected and permeable; b. access to and within the park is safe and convenient, irrespective of the mode of transport used; c. the park is accessible for people of differing abilities.	A05.1 Development ensures that paths provided within the park are sited to enable links to other components of the public open space system or local destinations.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	A05.2 Development ensures that vehicular access provided within the park does not conflict with non-vehicular circulation or impact on the park's open space values.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	A05.3 Development ensures that the park is not separated from the community it is intended to serve by physical barriers such as fenced service utilities, motorways , arterial roads , the railway network, public transport corridors, rivers or city-wide waterway corridors.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	A05.4 Development ensures that the park : a. is located within close proximity to bus routes and bus stops at park frontages; b. is accessible via footpaths or cycle paths in accordance with crime prevention through environmental design principles;	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.

	c. has adequate street frontage to cater for on-street car parking; d. has adequate off-street car parking for district and metropolitan parks. <i>Note—The Transport, access, parking and servicing planning scheme policy provides detail on parking rates and layout.</i>	
	A05.5 Development ensures that the entry nodes of new parks highlight safe access points and provide path connections to major activity spaces and facilities.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
PO6 Development ensures that: a. public utilities and infrastructure is provided for park-related purposes as required; b. easements, public utilities and infrastructure do not constrain the intended use of the park and align with the pedestrian and cyclist network to minimise impacts on vegetation and landform. <i>Notes—</i> <i>The Council may accept a park affected by an easement or other infrastructure. In this instance works within the easement are carried out in compliance with the Infrastructure design planning scheme policy and the requirements of the relevant service authority.</i> <i>The preparation of a park concept plan indicating where and how easements, public utilities and infrastructure are proposed to be located within the park can assist in demonstrating achievement of this performance outcome.</i>	A06.1 Development ensures that sewer and electricity connections are provided to district and metropolitan parks.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	A06.2 Development ensures that water connections are provided to at least one point within the park and to all development boundaries.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	A06.3 Development ensures that the park does not contain electricity, oil or gas easements or major sewerage or water infrastructure.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	A06.4 Development ensures that the park does not contain services and infrastructure associated with residential, industrial or other development.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
PO7 Development ensures that if contaminated land is proposed as part of the park, it is to be remediated in compliance with the requirements of the Queensland Government and documentation provided from the	A07 Development ensures that land for park purposes is not listed on the Queensland Government Environmental Management Register or the Contaminated Land Register.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.

relevant Queensland Government department in relation to making the site appropriate for use as a park prior to the acceptance of the land by the Council.		
PO8 Development ensures that accessibility and use of the park is not compromised by stormwater infrastructure and discharge. <i>Note—Preparing a park concept plan indicating where and how stormwater infrastructure is proposed to be located within the park can assist in demonstrating achievement of this performance outcome.</i>	A08.1 Development ensures that the park does not contain major stormwater components, including high-velocity overland flow paths, detention basins or other stormwater storage areas.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	A08.2 Development ensures that all the intended public park and recreation functions are accommodated in the design of the park before stormwater outcomes. <i>Note—Where stormwater infrastructure is proposed to be located within a park, the preparation of a park concept plan informed by investigations relating to hydraulic constraints and risk management can assist in demonstrating compliance with this acceptable outcome.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
PO9 Development ensures that water bodies located in the park contribute to the recreation and other values of open space.	A09 Development ensures that the park does not contain dams or lakes.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
PO10 Development ensures that the park : a. enhances the local identity of an area by contributing to local landscape character, visual amenity and a sense of place including but not limited to the provision of public art; b. protects scenic assets and views to important landscapes; c. contributes positively to the legibility of the local area.	A010 Development ensures that the design of the park : a. protects and enhances significant views and vistas of Brisbane’s important landscapes; b. provides universal access to key public vantage points including key sites on the Brisbane River, the foreshores and high points; c. screens areas of poor visual quality; d. capitalises on and enhances local attributes, values and features such as significant trees, rocky outcrops and escarpments; e. ensures park furniture and facilities contribute to high visual quality and have consistent character;	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.

	f. incorporates public art to reflect local cultural values and park context in district and metropolitan parks. <i>Note—The Infrastructure design planning scheme policy provides more information on park furniture standards and public art provision.</i>	
PO11 Development ensures that clearance of vegetation and modification of existing landforms within the park is minimised.	AO11.1 Development ensures that the park is designed to retain existing vegetation and topographic features. <i>Note—Compliance with this acceptable outcome can be demonstrated by the submission of a landscape management and site works plan and landscape concept plan identifying major elements of the park design including location and extent of existing vegetation and topographic features.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	AO11.2 Development ensures that the construction earthworks for the park are carried out in compliance with the standards in the Infrastructure design planning scheme policy.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	AO11.3 Development ensures that the park does not contain retaining walls that are built to the boundary of the site.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	AO11.4 Development ensures that the park contains retaining walls only under the following circumstances: - to avoid the creation of extensive, unusable slopes and embankments when stabilising the landform of a park site; or - where pathways with low gradients are required, for example, to provide an accessible path of travel; or - where a structure is necessary to retain the natural ground level and protect tree roots around the drip line of existing vegetation; or - where space is limited and planted embankments are not a reasonable alternative; or	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.

	e. following the approval of a submitted landscape concept plan. <i>Note—The Infrastructure design planning scheme policy provides more detail on design standards.</i>	
PO12 Development ensures that visitor comfort in the park is maximised.	AO12.1 Development ensures that adequate shade is provided in the park, through retention of existing vegetation or provision of structures, particularly in activity areas and along paths.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	AO12.2 Development ensures that planting is provided in the park to reduce glare and reflect radiant heat from hard surfaces. <i>Note—The Infrastructure design planning scheme policy and Planting species planning scheme policy provide more detail on design standards.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
PO13 Development ensures that the park is embellished to: - provide a diversity of recreational experiences; - ensure that park assets can be maintained over time; - be a focal point for the local community incorporating features such as public art, and providing for activities, festivals and events; - provide a range of park and visitor facilities such as playgrounds, park furniture, picnic nodes, recreation and sporting facilities.	AO13.1 Development ensures that park embellishments in a non-trunk park are provided in compliance with the Park code. <i>Note—The public park infrastructure embellishment standards are contained within the Local government infrastructure plan.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	AO13.2 Development ensures that park embellishments in parks that form part of the public park network are provided in compliance with standards in the Local government infrastructure plan and the Infrastructure design planning scheme policy.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
PO14 Development ensures that the landscape works, improvements, maintenance and management requirements for the park are in compliance with relevant Council policies and guidelines.	AO14.1 Development ensures that the landscape works and improvements in the park are designed to: - discourage graffiti on walls, for example, retaining walls and acoustic barrier fences; - break up large areas of hard landscaping, for example, car parks; - add visual interest and structure to extensive open areas;	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.

	d. create new spaces, nodes or buffers within the open space; e. provide screening along site boundaries; f. enhance areas of retained vegetation; g. polish run-off from roads and car parks. Notes— - The preparation of a park concept plan and landscape management and site works plan can assist in demonstrating compliance with this acceptable outcome. - The Infrastructure design planning scheme policy and Planting species planning scheme policy provides more detail on design standards.	
	AO14.2 Development ensures that park maintenance and management requirements are considered in the planning and design of the park and are incorporated in Council's maintenance schedule. Notes— - Preparing a park concept plan and landscape management and site works plan can assist in demonstrating compliance with this acceptable outcome. - The Infrastructure design planning scheme policy provides more detail on management and maintenance standards.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
PO15 Development ensures that environmental sustainability is promoted in the planning and design of the park.	AO15 Development ensures that the planning and design of the park incorporates environmentally sustainable practices, such as: a. use of local products and materials in the creation of the park; b. use of recycled, recyclable and durable materials; c. waste minimisation; d. use of renewable energy sources including solar energy; e. water conservation and re-use, including incorporation of rainwater tanks and rainwater use; f. park maintenance requiring low resource demands.	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
PO16	AO16.1	☐ Complies

Development creates a safe park environment by incorporating the key elements of crime prevention through environmental design.	Development ensures that the planning and design of the park incorporates the key elements of crime prevention through environmental design by: - facilitating casual surveillance opportunities and including good sightlines to key activity areas such as car parks, pathways, public toilets and communal areas; - defining different park uses through design and restricting access from park into adjoining private properties; - promoting safety and minimising opportunities for graffiti and vandalism through exterior building design, orientation of buildings and use of active frontages; - ensuring key activity areas such as car parks, pathways, public toilets and communal areas are well lit; - including way-finding cues; - minimising predictable routes and entrapment locations near key activity areas such as car parks, public toilets, ATMs and communal areas. <i>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.</i>	☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	AO16.2 Development ensures that the park has a minimum of 50% street frontage along its perimeter to enhance casual surveillance opportunities. <i>Note—The Infrastructure design planning scheme policy provides more detail on access and road design standards.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
	AO16.3 Development ensures the park has a minimum of 50% visually permeable fencing to adjoining residential dwellings or zones, to enhance casual surveillance opportunities. <i>Note—The Infrastructure design planning scheme policy provides more detail on fencing design standards.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.

PO17 Development reduces the potential for graffiti and vandalism in the park through access control, canvas reduction and easy maintenance selection.	A017 Development incorporates graffiti and vandalism prevention techniques in the layout, building or structure design and landscaping of the park, by: - denying access to a potential canvas through access control techniques; - reducing potential canvases through canvas reduction techniques; - selecting easy maintenance techniques to ensure graffiti can be readily and quickly removed. <i>Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.
PO18 Development ensures that the park is maintained until the title for the land comprising the park is transferred to Council.	A018 Development ensures that the park is maintained by the developer during the on-maintenance phase, that is, the period following the installation of all park landscaping and infrastructure and while the park is publicly accessible and useable, to ensure it is functioning as planned and is safe to access and use. <i>Note—The Infrastructure design planning scheme policy provides more detail on park maintenance standards.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable The Proposal does not involve a park.

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