



Town Planning Assessment Report

**17 Arcoona Street, Sunnybank
Lot 43 on RP131873**

**Material Change of Use (Development Permit)
Rooming Accommodation**

**Prepared by Plan A Town Planning Pty Ltd
For Rasen Holdings Pty Ltd**

**Version 1.0
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1.0 INTRODUCTION

This Town Planning Report has been prepared by Plan A Town Planning Pty Ltd on behalf of Rasen Holdings Pty Ltd to accompany an application to Brisbane City Council for the purpose of a Material Change of Use for the purpose of Rooming Accommodation, over land located at 17 Arcoona Street, Sunnybank and described as Lot 43 on RP131873.

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

1.1 DESCRIPTION OF PROPOSAL

The proposal is for a Material Change of Use for the purpose of Rooming Accommodation in the Low-Density Residential Zone.

Due to the Rooming Accommodation providing for more than 5 persons on site, the proposal is subject to Impact Assessment under the City Plan 2014.

The site is relatively unimpacted by overlays with the exception of the Dwelling House Character Overlay and the Flood Overlay (Overland Flow Path).

The key details of the proposal are as follows:

- Establishment of a lowset Rooming Accommodation development comprising six (6) rooms;
- The development seeks to utilise the built form of the existing Dwelling House and complete internal alterations to establish the proposed rooms;
- The proposal involves a minor increase in GFA outside of the Flood Overlay to enclose the front patio with no change in site cover, setbacks or building height to occur as a result of this;
- Each room is provided with limited facilities, requiring shared use of communal kitchen and laundry rooms located centrally within the building;
- A new carpark will be provided on-site, comprising a total of 6 spaces for residents and 1 additional visitor parking space;
- The development will retain the existing setback, site coverage and building height;
- Access to be provided via two driveway crossovers to Arcoona Street.

The proposal is of a bulk and scale that is consistent with the surrounding existing residential area and will not adversely impact any adjoining properties. Furthermore, the proposed setbacks and building height is generally in accordance with the relevant planning scheme requirements.

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

2.0 APPLICATION DETAILS

2.1 SITE DETAILS

Site Address	17 Arcoona Street, Sunnybank
RPD	Lot 43 on RP131873
Site Area	637m ²
Current Land Use	Dwelling House
Local Government	Brisbane City Council
Planning Scheme Requirements	
Planning Scheme	City Plan 2014
Zoning	Low Density Residential Zone
Overlays	Airport Environs Overlay Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay Dwelling House Character Overlay Flood Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay
Neighbourhood / Local Plan	N/A
Neighbourhood / Local Plan Precinct	N/A

2.2 USE(S) AND IMPROVEMENTS

Site Improvements	The site is currently utilised as a Dwelling House.
Site History	A search of Council's online records has revealed no development history over the site.
Site Context	The site is located in the suburb of Sunnybank, approximately 12.2km south of Brisbane's CBD.
Street Frontage	The site has street frontage of approximately 28.74m to Arcoona Street.
Access	Access to the site will be provided from two driveway crossovers to Arcoona Street, which is identified as a Neighbourhood Road under the Road Hierarchy Overlay and is suitable for residential uses.
Vegetation	The site is not identified as containing any significant vegetation.
Topography	The site is relatively flat.
Flooding	The site is partially identified within the Overland Flow Path along the site frontage, with the built form for the Rooming Accommodation to remain outside the affected area. We note that Flood free access consistent with the existing residential developments along Arcoona Street.
Infrastructure	The site has access to all necessary services and infrastructure.
Road Widening	Road widening will not be required for the proposal and the site does not appear to be subject to any proposed Council upgrades.

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

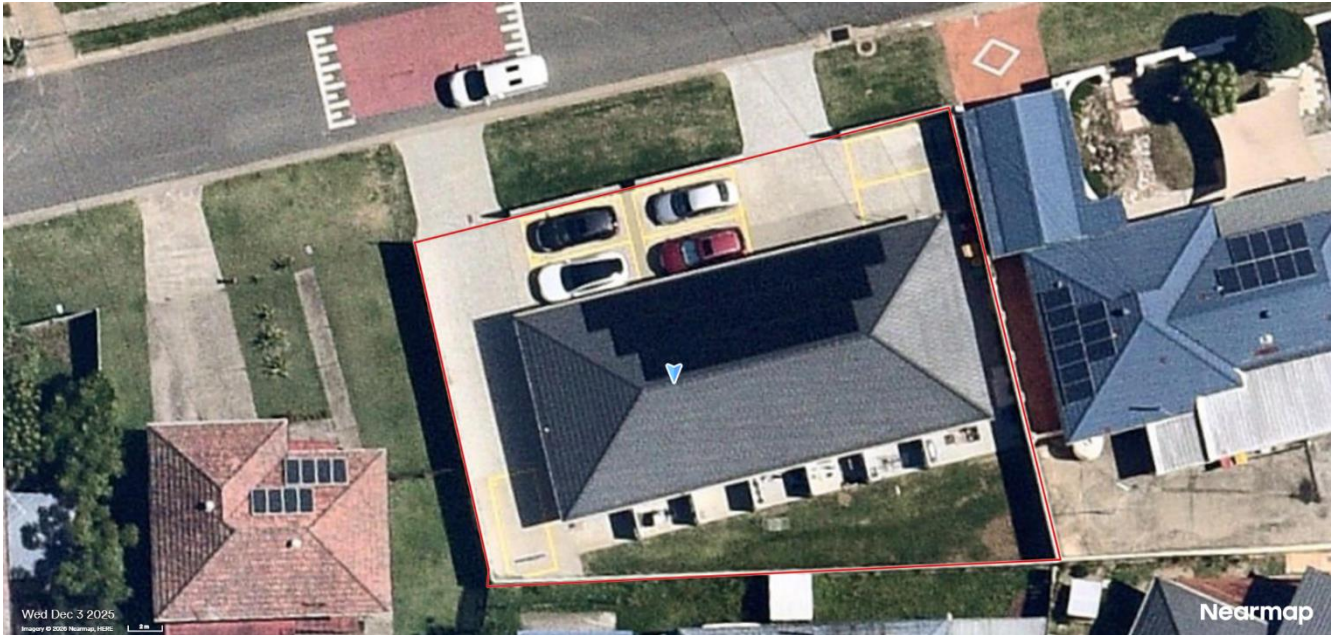


Figure 1- Aerial photo of subject site (Source: Nearmap)

Subject Site

2.3 DEVELOPMENT APPLICATION DETAILS

Applicant	Rasen Holdings Pty Ltd c/- Plan A Town Planning Pty Ltd PO Box 13 FORTITUDE VALLEY QLD 4064 Contact Person: Luke Jones Phone: (07) 3846 0807 Email: planning@planatp.com.au
File Reference	26-127
PLANNING SCHEME CONSIDERATIONS	
Development Type	Material Change of Use
Planning Scheme Definition	Rooming Accommodation
Description of Proposal	Conversion of existing Dwelling House to establish Rooming Accommodation
Level of Assessment	Impact Assessable
OTHER CONSIDERATIONS	
State Interests (SPP)	NATURAL HAZARDS RISK AND RESILIENCE - Flood hazard area - Local Government flood mapping area* STRATEGIC AIRPORTS AND AVIATION FACILITIES - Wildlife hazard buffer zone
SEQ Regional Plan Land Use Category	Urban Footprint
Referral triggers (See Section 3.1.4)	N/A
Specialist reports provided	N/A
Prelodgement advice sought	No



2.4 RELEVANT ASSESSMENT CRITERIA

Building height	As existing
Number of storeys	As existing
Setbacks	As existing
Access arrangements / crossover	Vehicular access to be provided via two driveway crossovers to Arcoona Street.
Removal of street trees	No removal of street trees is proposed.

3.0 TOWN PLANNING STATUTORY CONSIDERATIONS

3.1 STATE GOVERNMENT CONSIDERATIONS

3.1.1 Planning Regulation 2017

In accordance with the provisions of the Planning Act 2016, the application is for a Material Change of Use (Development Permit). The application is subject to Impact Assessment.

3.1.2 South East Queensland Regional Plan

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

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

3.1.3 State Planning Policy

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

Liveable communities and housing:

- Liveable communities
- Housing supply and diversity

Economic growth:

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

Environment and heritage:

- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality

Hazards and safety:

- Emissions and hazardous activities
- Natural hazards

Infrastructure:

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

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

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

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

3.1.4 State Development Assessment Provisions

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

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

A copy of the SDAP Mapping Search is attached. The mapping search indicates that no state codes are applicable to the subject site and therefore the application does not require referral to any state agencies.

3.2 LOCAL GOVERNMENT CONSIDERATIONS

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

3.2.1 Zoning

The site is included within the Low-Density Residential Zone of City Plan 2014 which states:

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

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

3.2.2 Local / Neighbourhood Plan

The site is not located within any Neighbourhood Plan.

3.2.3 Defined Development

The proposal is for Rooming Accommodation which is consistent with the City Plan 2014 definition/s as follows:

“Rooming accommodation means the use of premises for—

- a. residential accommodation, if each resident—*
 - i. has a right to occupy 1 or more rooms on the premises; and*
 - ii. does not have a right to occupy the whole of the premises; and*
 - iii. does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and*

- iv. shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or*
- b. a manager's residence, an office or providing food or other service to residents, if the use is ancillary to the use in paragraph (a)."*

3.2.4 Level of Assessment

The application is seeking approval for Material Change of Use (Development Permit) for the purpose of Rooming Accommodation and is subject to Impact Assessment.

3.2.5 Planning Scheme Assessment Benchmarks

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

4.0 PLANNING SCHEME ASSESSMENT

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

4.1 OVERVIEW OF RELEVANT MATTERS

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

- The proposal is for conversion of an existing dwelling house to Rooming Accommodation, which is located within the Low Density Residential Zone;
- The proposed dwelling is consistent with the design and siting of development within the surrounding area, and is suitable for the subject site;
- The majority of the works are proposed internally to the existing building, with some additional GFA where enclosing the front patio in order to facilitate the land use conversion;
- The Rooming Accommodation seeks to accommodate a total of 6 people, noting that the site is within reasonable walking distance of frequent public transport nodes identified along Mains Road;
- No room will be established as a self-contained unit with all rooms to share a communal kitchen and laundry area;
- The proposal achieves a complaint carparking rate, with a total of 7 spaces to be provided on-site including one for each occupant and an additional visitor space;
- Access will be granted via the two driveway crossovers to Arcoona Street, which is appropriate for both pedestrians and vehicles to access the site;
- The site is conveniently located in the suburb of Sunnybank, an established residential area with convenient proximity to transport options; and
- The proposal generally complies with the planning scheme requirements as they relate to the site.

4.3 PLANNING SCHEME ASSESSMENT BENCHMARKS

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

Zone Code	<ul style="list-style-type: none">• Low Density Residential Zone Code
Development Codes	<ul style="list-style-type: none">• Rooming Accommodation Code
Overlay Codes	<ul style="list-style-type: none">• Airport Environs Overlay Code• Community Purposes Network Overlay Code• Critical Infrastructure and Movement Network Overlay Code• Dwelling House Character Overlay Code• Flood Overlay Code• Road Hierarchy Overlay Code• Streetscape Hierarchy Overlay Code

4.3.1 Low Density Residential Zone Code

- (1) *The purpose of the low density residential zone is to provide for:*
 - (a) *a variety of low density dwelling types, including dwelling houses; and*
 - (b) *community uses, and small-scale services, facilities and infrastructure, to support local residents.*
- (2) *The purpose of the zone will be achieved through overall outcomes for:*
 - (a) *zone role;*
 - (b) *development location and uses;*
 - (c) *development form.*
- (3) *Zone role overall outcomes are:*
 - (a) *Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:*
 - (i) *Theme 2: Brisbane's outstanding lifestyle, Element 2.1 – Brisbane's identity and Element 2.2 – Brisbane's housing and accommodation choices;*
 - (ii) *Theme 5: Brisbane's CityShape and Element 5.5 – Brisbane's Suburban Living Areas.*
- (4) *Development location and uses overall outcomes are:*
 - (a) *Development provides for suburban living in dwelling houses of predominantly 1 or 2 storeys in height, on appropriately sized and configured vacant lots, which maintain the low density detached housing suburban identity of the Low density residential zone.*
 - (b) *Development provides for other housing types at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages.*
 - (c) *Development maintains a low density character in which multiple dwellings are not accommodated.*
 - (d) *Development for other housing types, being a residential care facility or retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to remain within their local neighbourhood throughout their life cycle, may be accommodated at appropriate locations where development meets the bulk and building height requirements of the Retirement and residential care facility code.*
 - (e) *Development for a relocatable home park or tourist park may continue to operate and expand where on an existing site to provide housing diversity.*
 - (f) *Development for a dwelling unit may occur as part of a non-residential use.*
 - (g) *Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.*
 - (h) *Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.*
 - (i) *Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit), where not on land within the Commercial character building overlay is to:*
 - (i) *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.*
 - (j) *Development for a home-based business may operate in a dwelling house and is of a scale and nature that protects the amenity of adjoining residents.*
 - (k) *Development for a non-residential use serves a local community facility need only, such as a childcare centre or a substation, and is of a bulk and scale that is compatible with and integrates with the built form intent for the Low density residential zone.*
 - (l) *Development for rooming accommodation accommodates five persons or less.*
- (5) *Development form overall outcomes are:*
 - (a) *Development is of a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas.*

- (b) Development for a dwelling house is of a height, bulk, scale and form which is compatible with the low density detached housing suburban identity of the Low density residential zone.
- (c) Development for a dwelling house occurs on appropriately sized and configured lots, and:
 - (i) where not on a rear lot, has a minimum lot size of 400m²;
 - (ii) where on a rear lot, has a minimum lot size of 600m²;
 - (iii) maintains a block pattern that accommodates traditional backyards and large trees.
- (d) Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings by maintaining access to sunlight, daylight and privacy.
- (e) Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that:
 - (i) provides safety from fire hazards;
 - (ii) maximises the retention of backyard spaces as private landscaped space;
 - (iii) avoids overbearing development involving bulk or setback which is inconsistent with the character of a dwelling house on an adjoining lot.
- (f) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.

The proposal involves an existing lowset Dwelling House that will be converted to Rooming Accommodation through internal alterations. No additional GFA or modifications to the built form of the building is proposed and as such, the built form and scale will remain consistent with the streetscape residential amenity and appropriately respond to the conditions of the site. The proposed density for the Rooming Accommodation is consistent with the low-density nature of Arcoona Street and the broader area of Sunnybank.

4.3.2 Rooming Accommodation Code

Performance outcomes	Acceptable outcomes	Proposed solutions
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development accommodating 5 persons or less		
PO1-PO6 Not Applicable – The proposal seeks to accommodate more than 5 persons.		
PO7 Development is located on a site within a walking catchment of: <ul style="list-style-type: none"> (a) high-frequency public transport (services every 15 minutes or less); or (b) an educational establishment where a higher education campus (e.g. university or technical institute); or (c) a teaching hospital. 	A07 Development is located in: <ul style="list-style-type: none"> (a) a zone in the centre zones category; or (b) the High density residential zone; or (c) the Medium density residential zone; or (d) the Low-medium density residential zone; or (e) the Major health care zone precinct of the Community facilities zone; or (f) the Mixed use zone; or (g) the Major education and (h) research facility zone precinct of the Specialised centre zone. 	PO7 Performance Solution The site is identified within 441m walking distance from Bus Stop 80 along Mains Road. Translink bus route schedule confirm that this stop meets the criteria for a high-frequency transport node, with services arriving every 15 minutes between 7:03am and midnight (Monday to Sunday). Additional services are provided on Saturday and Sunday mornings between midnight and 6am on an hourly basis. Please refer to the translink Bus Stop Schedule included with the lodgement documents.
	AO7.2 Development is located within 800m walking distance of a dedicated public pedestrian access point of an educational establishment where a higher education campus (e.g. university or technical institute)	



<p>PO8 Development ensures that noise from the use does not exceed the following criteria: (a) $L_{Aeq,adj,T}$ emitted from rooming accommodation is not greater than the rating background level plus 3 at a sensitive use;</p> <p>Where T is: Day (7am to 6pm): 11hr Evening (6pm to 10pm): 4hr Night (10pm to 6am): 9hr Note—Where $L_{Aeq,adj,T}$ is the adjusted A-weighted equivalent continuous sound pressure level during measurement time T, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. Note—Rating background level is to be determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.</p>	<p>AO8.1 Development: (a) is on a site located in one of the following zones: (i) Principal centre zone; (ii) Major centre zone; (iii) District centre zone; (iv) High density residential zone; (v) Medium density residential zone; (vi) Low-medium density residential zone; (b) does not emit noise from communal recreation, dining or cooking areas that is clearly audible and disturbing within a nearby sensitive use.</p>	<p>AO8.1 Complies All persons within the Rooming accommodation will ensure that noise level remain compliant throughout the life of the development, at all times.</p>
	<p>AO8.2 Development provides a 2m high acoustic fence along a boundary between on-site car parking areas and adjoining sensitive uses.</p>	<p>AO8.2 Complies A solid boundary fence is proposed along the shared boundaries to acoustically screen the carparking area and protect the residential amenity of neighbouring properties.</p>
	<p>AO8.3 Development ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses. Note—Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors.</p>	<p>AO8.3 Complies Any and all mechanical plant and equipment will be appropriately screened.</p>
<p>PO9 Development protects the visual amenity of the immediate vicinity, public realm and any adjacent dwelling or sensitive use.</p>	<p>AO9 Development including mechanical plant, refuse and recycling areas, vents and exhausts is not visible from: (a) a street or public space; (b) an adjacent dwelling or sensitive use. Note—Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors.</p>	<p>AO9 Not Applicable No refuse area, mechanical plant or equipment is proposed in an area of visual access from public space or adjacent dwellings. All services will be provided at the rear of the site.</p>
<p>PO10 Development is of a nature and scale which does not result in an odour or air emission that causes an unreasonable impact on the occupier of a nearby sensitive use. Note—The matters considered in assessing unreasonable impacts include the characteristics, nature, amount, intensity, frequency and duration of the emissions and whether the emissions could be reasonably expected in the area.</p>	<p>AO10.1 Development where not in a zone in the centre zones category or the Mixed use zone: (a) does not involve activities that generate air emissions, including odour, dust, fumes or smoke beyond the site; (b) where cooking or food odour is released, exhaust is discharged vertically and directed away from a sensitive use, and vents are separated by the following distances:</p>	<p>AO10 Complies The proposed Rooming Accommodation will remain as a low density, residential land use. Any ancillary activities undertaken on-site will ensure residential amenity is protected for the site and adjoining properties. Cooking and food odours will be appropriately released from the site.</p>

	<ul style="list-style-type: none"> (i) a minimum of 6m horizontally from a sensitive use; (ii) a minimum of 2m above a thoroughfare or roof with regular foot traffic.. 	
	<p>AO10.2 Development ensures that vents and exhausts for a below ground car park are separated by a minimum 15m from a sensitive use.</p>	
<p>PO11 Development is located to achieve the air quality (planning) criteria in Table 9.3.19.3.B and odour criteria in Table 9.3.19.3.C.</p> <p>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.</p>	<p>AO11 Development is located at least 150m from a spray painting workshop.</p> <p>Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.</p>	<p>AO11 Complies The proposal is not within 150m of a spray painting workshop</p>
<p>PO12 Development for outdoor lighting:</p> <ul style="list-style-type: none"> (a) does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection; (b) ensures that the external appearance of the premises is similar to adjoining premises with lighting that does not impact adversely on the amenity of the immediate vicinity and the public realm <p>(a) .</p>	<p>AO12 Development provides for outdoor lighting:</p> <ul style="list-style-type: none"> (a) with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (b) which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. <p>Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p>AO12.1 Not Applicable The proposal does not involve outdoor lighting.</p>
<p>PO13 Development within the City core or City frame identified in Figure a in the Transport, access, parking and servicing code, provides for car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.</p>	<p>AO13 Development within the City core or City frame as identified in Figure a in the Transport, access, parking and servicing code, provides for on-site parking spaces at parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>AO13 Complies The site is not within the City Core or City Frame.</p>
<p>PO14 Development outside the City core and City frame as identified in Figure a in the Transport, access, parking and servicing code, provides for the number of on-site parking spaces that accommodate design peak car</p>	<p>AO14 Development outside the City core and City frame identified in Figure a in the Transport, access, parking and servicing code, provides for on-site car parking in compliance with the standards in the Transport, access, parking and servicing planning</p>	<p>AO14 Complies The proposal provides for a total of 6 spaces (one per room) with an additional space for visitors.</p>

parking demands without overflow parking onto adjoining properties or adjacent streets.	scheme policy.	
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4.3.3 Airport Environs Overlay Code

Performance outcomes	Acceptable outcomes	Proposed Solutions
Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories		
General		
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	AO1 Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. <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>	AO1 Complies The development will not encroach on the OLS, height restriction zone or PANS-OPS. The one (1) storey development will not create obstacles for the operation of aircrafts in the area.
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) a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; (b) smoke, dust, ash, steam or other airborne particulate.	AO2 Complies The proposal is for Rooming Accommodation land use and is not anticipated to release any impactful emissions into the air.
Additional performance outcomes and acceptable outcomes if involving air service		
PO3 Not Applicable The 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.	AO4.1 Complies Refuse will be appropriately covered and collected.
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	AO4.2 Not Applicable No landscaping or drainage works proposed on site.
Section C—If in the Public safety area sub-categories		
PO5 Not Applicable The site is not located in the Public safety area sub-categories.		
Section D—If in the Light intensity sub-categories		
PO6 Development ensures that buildings and structures do not adversely impact airport	AO6.1 Development ensures that outdoor lighting: (a) does not imitate the format of	AO6.1 Not Applicable No Outdoor Lighting proposed.

operations or interfere with pilot vision.	<p>approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length;</p> <p>(b) does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories.</p> <p>Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator.</p>	
	<p>AO6.2 Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve:</p> <p>(a) coloured flashing or sodium lighting; or</p> <p>(b) glare or upward shining lights; or</p> <p>(c) flare plumes</p>	<p>AO6.2 Not Applicable No Outdoor Lighting proposed.</p>
<p>Section E—If in the Aviation facilities sub-categories</p>		
<p>PO7 Not Applicable The site is not located in the Aviation facilities sub-categories.</p>		
<p>Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories</p>		
<p>PO8-PO9 Not Applicable The site is not located in the Australian Noise Exposure Forecast (ANEF) contour sub-categories</p>		

4.3.4 Community Purposes Network Overlay Code

The site is not identified within the Community Purposes Network Overlay and as such the provision of the code are not applicable to the application.

4.3.5 Critical Infrastructure and Movement Network Overlay Code

The proposal does not trigger assessment against the provisions of the Critical Infrastructure and Movement Network Overlay Code where for the purposes of Rooming Accommodation.

4.3.6 Dwelling House Use Code

The proposed Rooming Accommodation involves a minor increase in GFA to enclose the front patio area however these works will not alter the approved setbacks, site cover or building height for the existing building. Furthermore, the enclosed works will reside outside of the Overland Flow Path. As such, proposal achieves full compliance with the relevant provisions of the Dwelling House Use Code.

4.3.7 Flood Overlay Code

Performance outcomes	Acceptable outcomes	Performance Solution
<p>Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including any secondary dwelling</p> <p>Note—Development for a dwelling house does not require assessment against any other sections of this code.</p>		
<p>AO1-AO2 Not Applicable The proposal is not for the purposes of a Dwelling House.</p>		



Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house or reconfiguring a lot

Note—If development that is accepted development subject to compliance with identified requirements complies with the acceptable outcomes of this part, no further assessment against this code is required.

<p>PO3 Development:</p> <ul style="list-style-type: none"> (a) is compatible with flood hazard in a defined flood event; (b) minimises the risk to people from flood hazard; (c) does not reduce the ability of evacuation resources including emergency services to access and evacuate the site in a flood emergency, with consideration to the scale of the development; (d) minimises impacts on property from flooding; (e) minimises disruption to residents, business or site operations and recovery time due to flooding; (f) minimises the need to rebuild structures after a flood event greater than the defined flood event. <p>Note—Where Table 8.2.11.3.C identifies that a flood risk assessment is required, compliance with this performance outcome can be achieved by submitting a flood risk assessment, which may be included within a flood study, addressing the criteria within this performance solution. Preparing flood risk assessments and flood studies is required to be in accordance with the Flood planning scheme policy.</p> <p>Note—An emergency management plan prepared in accordance with the Flood planning scheme policy, which sets out procedures for evacuation due to flooding may be used to demonstrate compliance with this performance outcome.</p>	<p>AO3 Development for a material change of use is identified in Table 8.2.11.3.C as compatible with the flood hazard in the relevant flood planning area.</p>	<p>AO3 Complies The proposed Rooming Accommodation is compatible with the Overland Flow Path.</p>
<p>PO4 Development for a park ensures that the design of a park and location of structures and facilities responds to the flood hazard and balances the safety of intended users with:</p> <ul style="list-style-type: none"> (a) maintaining continuity of operations; (b) impacts of flooding on asset life and ongoing maintenance costs; (c) efficient recovery after flood events; (d) recreational benefits to the city; (e) availability of suitable land within the park. 	<p>AO4.1 Development involving a building or structure in a park complies with the flood planning levels specified in Table 8.2.11.3.D.</p> <p>AO4.2 Development involving a building or structure in a park where Table 8.2.11.3.D does not apply:</p> <ul style="list-style-type: none"> (a) is not located within the 20% AEP flood extent of any creek/waterway or overland flow path; or (b) is located above the 20% AEP flood level of any creek/waterway or overland flow path. 	<p>AO4.1–AO4.2 Not Applicable The proposal does not involve work within a park.</p>

Section C—If for assessable development other than for a dwelling house



<p>PO5 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) minimise the risk to people from flood hazard on the site; (b) minimise flood damage to the development and contents of buildings up to the defined flood event; (c) provide suitable amenity; (d) minimise disruption to residents, recovery time and the need to rebuild structures after a flood event up to and including the defined flood event. 	<p>AO5.1 Development complies with the flood planning levels specified in Table 8.2.11.3.D. Note—If located in an area with no Council-derived flood levels such as an overland flow path, a Registered Professional Engineer Queensland with expertise in undertaking flood studies is to derive the applicable flood level and certify that the development meets the required flood planning levels in Table 8.2.11.3.D. The study is to demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.</p>	<p>AO5 To Comply The proposed Rooming Accommodation is entirely outside of the flood affected area of the site.</p> <p>Carparking and manoeuvring areas will achieve a suitable level of Flood Immunity in accordance with Table 8.2.11.3.L where necessary to ensure safe access to and from the site.</p>
	<p>AO5.2 Development is:</p> <ul style="list-style-type: none"> (a) not located in the: <ul style="list-style-type: none"> (i) Brisbane River flood planning area 1, 2a, or 2b sub-categories; (ii) Creek/waterway flood planning area 1 or 2 sub-categories; (b) Overland flow flood planning area sub-category; or (c) only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that: <ul style="list-style-type: none"> (i) the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and (ii) the risk to people is managed to an acceptable level. 	<p>AO5 Not Applicable The built form of the Rooming Accommodation will remain outside of the Overland Flow Path with only the carpark to reside within at a suitable level.</p>
<p>PO6 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise flood recovery and economic consequences of damage during a flood.</p>	<p>AO6.1 Development ensures that:</p> <ul style="list-style-type: none"> (a) all areas containing essential electrical services comply with the flood planning levels in Table 8.2.11.3.D; or (b) if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors 	<p>AO6.1 Complies No building works are proposed within the flood affected area of the site.</p>

	<p>impermeable to the passage of water with all entry points and services located at or above the relevant flood planning level in Table 8.2.11.3.D.</p> <p>Note—A basement storage area does not include a bike storage room, change room, building maintenance storage and non-critical electrical services.</p>	
	<p>AO6.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a secondary pump system with a backup power source for the pump.</p>	<p>AO6.2 Not Applicable The proposal does not involve a basement</p>
<p>PO7 Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development.</p>	<p>AO7.1 Development: (a) does not block, or divert floodwaters for any area affected by creek/waterway or overland flow flooding, excluding storm-tide flooding and Brisbane River flooding sources; or (b) does not result in a material increase in flood level or hydraulic hazard on upstream, downstream or adjacent properties.</p> <p>Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.</p> <p>AO7.2 Development retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows.</p> <p>AO7.3 Development which creates a new overland flow path or significantly modifies an existing overland flow path via earthworks does not materially worsen hydraulic hazard on the site from existing conditions.</p> <p>Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.</p>	<p>PO7 Complies No building or structures are proposed within the Overland Flow Path with the exception of the carpark and boundary fencing.</p> <p>No modifications to the overland flow are expected.</p>



<p>PO8 Development for filling or excavation in an area affected by creek/waterway flooding does not directly, indirectly or cumulatively cause any material increase in flooding or hydraulic hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain.</p> <p>Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy.</p> <p>Note—This part of the code applies to all development other than a dwelling house and any secondary dwelling which involves filling or excavation, whether or not the development application comprises a separate development application for operational work involving filling or excavation.</p>	<p>AO8 Development ensures that no filling or excavation greater than 100mm is located in the Creek/waterway flood planning area 1, 2 or 3 sub-categories if contained in the 5% AEP flood extent of any Creek/waterway flood planning area sub-category for which no waterway corridor has been mapped in the Waterway corridors overlay.</p>	<p>AO8 Not Applicable No earthworks are proposed for the development.</p>
<p>PO9 Development ensures that the building and site design:</p> <ul style="list-style-type: none"> (a) maintains the conveyance capacity of existing overland flow paths and creek/waterways; (b) ensures floodwaters and flood debris can pass predominantly unimpeded under a structure or building to minimise property or building damage, including for a flood larger than the defined flood event; (c) mitigates flood impacts by ensuring that filling, excavation and location of services are designed to allow for the conveyance of floodwater across the site. <p>Note—The Flood planning scheme policy provides guidance on relevant considerations in determining minimum undercroft clearances and treatment of ground level in undercroft areas where floodwater conveyance is required underneath development.</p>	<p>AO9.1 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub-category:</p> <ul style="list-style-type: none"> (a) complies with the minimum building undercroft clearance requirements in Table 8.2.11.3.E; (b) not located directly above any part of a waterway corridor as mapped in the Waterway corridors overlay. 	<p>AO9.1-AO9.2 Not Applicable The proposal does not involve a building undercroft</p>
<p>PO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by flood hazard, in order to:</p> <ul style="list-style-type: none"> (a) protect safety of users and emergency services personnel; (b) support efficient emergency services access and site 	<p>AO9.2 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub category:</p> <ul style="list-style-type: none"> (a) has a ground level within the undercroft area that is free draining; (b) does not involve excavation below ground level of more than 300mm within the undercroft area. 	
<p>PO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by flood hazard, in order to:</p> <ul style="list-style-type: none"> (a) protect safety of users and emergency services personnel; (b) support efficient emergency services access and site 	<p>AO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses:</p> <ul style="list-style-type: none"> (a) is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.L; or (b) has direct vehicle access to a critical route or interim critical route in the Critical infrastructure and movement network overlay for evacuation in a flood; or 	<p>AO10 Not Applicable The proposal does not involve a vulnerable use.</p>

<p>evacuation with consideration to the scale of development.</p> <p>Note—A flood risk assessment may be required to address the performance outcomes or acceptable solutions which deal with evacuation and isolation arrangements, and the ability to take refuge. The Flood planning scheme policy provides information for undertaking flood risk assessments.</p>	<p>(c) can achieve vehicular evacuation to a suitable flood-free location.</p> <p>Note—A suitable flood-free location is of a size and nature sufficient to provide for the size and characteristics of the population likely to need evacuation to that area.</p>	
<p>PO11 Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads.</p>	<p>AO11.1 Development provides an access or driveway into the site which is:</p> <ul style="list-style-type: none"> (a) trafficable during the defined flood event; (b) not located in the Creek/waterway flood planning area 1 sub-category; (c) not located in the Overland flow flood planning area sub-category if the hydraulic hazard is unsafe in the defined flood event; (d) the access or driveway is not inundated by a 10% AEP flood. 	<p>AO11.1 Complies Site access is maintained similarly to access arrangements throughout Arcoona Street which are similarly flood affected.</p>
	<p>AO11.2 Development located in the Creek/waterway flood planning area 1, 2, 3 or 4 sub-categories locates any disabled access in the highest part of the site.</p> <p>Note—explanation of hydraulic hazard provided in the Flood planning scheme policy.</p>	<p>AO11.2 Not Applicable The proposal does not include works within the Creek/Waterway Flood planning Area.</p>
<p>PO12 Development involving a new road, a bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during a flood and allow for emergency access.</p>	<p>AO12 Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.</p>	<p>AO12 Not Applicable The proposal does not involve a new road.</p>
<p>PO13 Development for pedestrian and cyclist paths:</p> <ul style="list-style-type: none"> (a) provides a suitable level of trafficability; (b) manages the impacts of flooding on asset life and ongoing maintenance costs; (c) balances route availability with recreational and transport connectivity benefits to the city. 	<p>AO13.1 Development for cyclist and pedestrian facilities other than on public roads, including those traversing through a park and adjacent to a watercourse and overland flow path, are located above the 39% AEP (2 year ARI) flood immunity from all flooding sources.</p> <p>Note—If the site is subject to more than one type of flooding, the requirement that affords the greatest level of protection will apply.</p>	<p>AO13.1-AO13.2 Not Applicable The proposal does not involve these works.</p>
	<p>AO13.2 All new on-road cyclist and pedestrian facilities comply with the flood planning levels and trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K.</p>	
<p>PO14 Development which increases the residential population within the</p>	<p>AO14 Development in the Brisbane River flood planning area sub-categories</p>	<p>AO14 Not Applicable The proposal does not include works within the Brisbane River</p>



Brisbane River flood planning area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time.	in areas where the residential flood level is greater than 12.8m AHD involving: (a) an increase in the number of residential dwellings; or (b) additional residential lots is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event. Note—Explanation of a hydraulic hazard is provided in the Flood planning scheme policy.	Flood planning Area.
Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO15 Not Applicable The development does not involve essential community infrastructure.		
Additional performance outcomes and acceptable outcomes if development involves the processes in Table 8.2.11.3.H		
PO16 Not Applicable The development does not involve any of the processes in Table 8.2.11.3.H.		
Additional performance outcomes and acceptable outcomes for reconfiguring a lot		
PO17-PO18 Not Applicable The development does not involve reconfiguring of a lot.		

4.3.8 Road Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Proposed Solutions
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use		
PO1 Development ensures that: <ul style="list-style-type: none"> (a) vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) a minor road; (b) a district road or suburban road if the development has high traffic-generating potential. 	AO1 Complies The proposal will continue to provide access via the existing two driveway crossovers to Arcoona Street (Neighbourhood Road) being the only road frontage for the site.
	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.	AO1.2 Complies The proposal does not require an access driveway to be provided to or from a primary freight route identified on the Road Hierarchy Overlay Map.
	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.	AO1.3 Complies The sites only frontage is to Arcoona Street from which access to and from the site is solely achieved.
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	AO1.4 Not Applicable The proposal does not involve 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	AO1.5 Not Applicable The proposal does not require vehicle access to be provided from an abutting site.

	street.	
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.	AO2.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	AO2.1 Complies The site is identified along Arcoona Street (Neighbourhood Road) which is more than capable of facilitating the traffic expected to be generated for Rooming Accommodation.
	AO2.2 Development mitigates an impact on the road hierarchy if the development: <ul style="list-style-type: none"> (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. 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.	AO2.2 Not Applicable The site and access arrangement do not involve major development, major roads or works in proximity to a signalised intersection.
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.	AO3 No acceptable outcome is prescribed.	PO3 Not Applicable The site as well as Arcoona Street do not require provisions for road widening in the future as identified under the City Plan or Council Infrastructure Plans.
PO3A Development provides for the payment of extra trunk infrastructure costs for the following: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 	AO3A No acceptable outcome is prescribed.	PO3A Not Applicable The proposal is not required to make payment for any extra trunk infrastructure costs.

<p>development that is not assumed future urban development;</p> <p>(iii) other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development.</p> <p>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.</p> <p>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i>.</p>		
<p>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</p>		
<p>PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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 the general area in which the site is situated. <p>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.</p>	<p>AO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following:</p> <ul style="list-style-type: none"> (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. 	<p>AO4 Not Applicable The proposal is not located along a District Road.</p>



Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy**PO5-PO8 Not Applicable**

The proposal does not involve reconfiguring a lot or involving an extension or change to the road hierarchy.

4.3.9 Streetscape Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Proposed Solutions
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO1 Complies The proposal involves an existing verge with land dedication not required as per the Streetscape Hierarchy mapping.
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	AO2.1 Development ensures that existing street trees are retained and protected.	AO2.1 Not Applicable The proposal will have no impact on any existing street trees.
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO2.2 Not Applicable The proposal maintains existing street tree planting, verge and kerb treatment.
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: <ul style="list-style-type: none"> (a) facilitates a high level of pedestrian movement and activity; (b) enforces the sense of arrival to individual precincts and major connections; (c) provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm. 	AO3.1 Development ensures that a corner land dedication is provided: <ul style="list-style-type: none"> (a) where identified in the Streetscape hierarchy overlay map; (b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy. 	AO3 Not Applicable The site is not identified as being requiring corner land dedication on the Streetscape Hierarchy Overlay Map.
	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.	
	AO3.3	

	Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	
If in or on a site adjoining the Wildlife movement solution sub-category		
<p>PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.</p>	<p>AO4 Development ensures that infrastructure solutions are:</p> <ul style="list-style-type: none"> (a) provided at the locations identified on the Streetscape hierarchy overlay map; (b) designed to: <ul style="list-style-type: none"> (i) account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; (ii) achieve physical separation of native wildlife and the road; (iii) adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code. <p>Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.</p>	<p>AO4 Not Applicable The proposal site is not on or adjoining the Wildlife movement solution sub-category.</p>



5.0 CONCLUSION

The proposal relates to a Material Change of Use for the purposes of Rooming Accommodation in the Low Density Residential Zone of the City Plan 2014.

The proposal is to be located at 17 Arcoona Street, Sunnybank which is established as a residential area and will incorporate a design that is generally compliant with the planning scheme and suitably reflects the built form of dwellings in the street and neighbourhood.

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

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

6.0 APPENDICES

Owner's Consent

DA Form 1

Proposal Plans



