

Emerging Community Zone Code

BCC DS
LODGED
22/09/2026
APPLICATION REF
A007116478



Overall Outcomes	Response
The Overall Outcomes of the Emerging Community Zone Code are:	
2a) 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 and Element 2.2 — Brisbane's housing and accommodation choices; ii. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1 — Brisbane's environmental values; iii. Theme 5: Brisbane's CityShape, Element 5.5 — Brisbane's Suburban Living Areas, Element 5.6 — Brisbane's Greenspace System and Element 5.7 — Brisbane's Future Suburban Living Areas.	2a – Complies Refer to Section 4.4.5 of the Development Application Report for an assessment against the Strategic Framework.
2b) Development is carried out in an orderly sequence, within the context of the site and the city, and is informed by a coordinated and integrated structure planning process that demonstrates the development is: i. appropriate for the site's location within the city and its local context; ii. accessible to necessary supporting infrastructure, services and facilities; iii. responsive to development constraints, character and environmental values and site characteristics.	2b – Complies The proposed development represents an orderly continuation of development within the emerging Rochedale Urban Community and is appropriately located within the Business Park and Gateway Civic Precinct, where specialised employment and industrial uses are expressly supported. The proposal has been coordinated with the planned servicing and infrastructure requirements for the area. The development responds appropriately to the characteristics and constraints of the Subject Site, including its sloping topography and existing vegetation, whilst the Subject Site is otherwise generally unconstrained by flooding, waterways and significant ecological vegetation, etc. The proposal is appropriate to its local context, capable of being adequately serviced and responsive to the relevant environmental values and site characteristics.
2c) Development including dwelling house, dual occupancy, rooming accommodation, multiple dwelling, a residential care facility and a retirement facility contributes to contained, sustainable and functional communities that provide housing: i. for suburban living generally as anticipated in the Low density residential zone; or ii. at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages; or iii. at a larger scale and greater dwelling density appropriate for the site's location and commensurate with ease of access to services, facilities and high frequency public transport.	2c – Not Applicable The proposal does not involve a Dwelling House, Dual Occupancy, Rooming Accommodation, Multiple Dwelling, Residential Care Facility or Retirement Facility.
2d) Development for a dwelling house, dual occupancy or multiple dwelling or where a reconfiguration to accommodate these uses, provides for dwellings at a density, mix and scale over the net developable area: i. at approximately 18 dwellings per hectare, predominantly comprised of dwelling houses up to 2 storeys in height; or ii. at approximately 24 dwellings per hectare, comprised of a mix of dwelling houses, dual occupancies and multiple dwellings up to 3 storeys in height, if any part of the	2d – Not Applicable The proposal does not involve a Dwelling House, Dual Occupancy or Multiple Dwelling. Reconfiguring a Lot is not proposed.

lot frontage is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in peak periods of 7am to 9am and 4pm to 6pm, and: A. the edge of a centre zone other than the Neighbourhood centre zone; or B. the edge of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework. iii. if identified in a neighbourhood plan, at approximately; A. 5 dwellings per hectare or as indicated, predominantly comprised of dwelling houses up to 2 storeys in height and designed and sited to respond to the site constraints and ensure minimal disturbance to valued attributes, if identified as a Very-low density residential potential development area; B. 12 dwellings per hectare or as indicated, predominantly comprised of dwelling houses up to 2 storeys in height, if identified as a Low density residential - dwelling houses potential development area; C. 16 dwellings per hectare or as indicated, comprised of a mix of dwelling houses, dual occupancies and multiple dwellings up to 2 storeys in height, if identified as a Low density residential - dwelling houses and multiple dwellings potential development area; D. 25 dwellings per hectare or as indicated, predominantly comprised of dual occupancies or multiple dwellings up to 3 storeys in height, if identified as a Low density residential - multiple dwellings potential development area.	
2e) Development for a relocatable home park or tourist park may be established or expanded in the Emerging community zone.	2e – Not Applicable A Relocatable Home Park or Tourist Park is not proposed.
2f) Development for a non-residential use contributes to contained and vital communities and: i. is of a bulk and scale compatible with the built form of future development intended in the immediate locality; ii. mitigates interface impacts on existing development; iii. where not indicated in a neighbourhood plan, accommodates only those uses that address local need where within an existing or future residential area, including: A. community services and recreational facilities (childcare centre, club, community care centre, community use, educational establishment, emergency services, indoor sport and recreation, outdoor sport and recreation, park, place of worship, substation and utility installation); B. centres serving the immediate neighbourhood (including shopping centre, shop, office, food and drink outlet, health care service, hotel, bar, small-scale service industry of less than 100m² gross floor area, service station and veterinary service); C. small-scale non-residential uses.	2f – Complies The proposed non-residential development is consistent with the planned function of the Business Park and Gateway Civic Precinct, which is intended to accommodate specialised employment opportunities within Rochedale. The scale and built form of the proposal are compatible with the future development anticipated for the locality, with building height remaining within the prescribed maximum of 15m and the design incorporating appropriate massing, articulation and landscaping to reduce the bulk of the development. Potential interface impacts are appropriately managed through the siting and design of buildings and other amenity mitigation measures (i.e. acoustic barriers). As the Subject Site is specifically identified within the Rochedale Urban Community Neighbourhood Plan for specialised employment uses, the proposal is not reliant upon demonstrating a local need for a non-residential use within an otherwise residential area.
2g) Development:	2g – Complies

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i. does not adversely affect the character or environmental values of the site identified in a neighbourhood plan, an overlay or through the structure planning process; or ii. if unable to avoid impacting character or environmental values, mitigates impacts and ensures a compatible density, scale and form consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.	The proposal appropriately responds to the character and environmental values of the Subject Site and is not anticipated to result in no adverse impacts. S5 Environmental has prepared a Detailed Ecological Assessment (refer to Appendix D) confirming that the Subject Site contains non-remnant vegetation. Although HJKHT's have been identified, no koalas were observed during the field investigation nor was any evidence identified to suggest that the Subject Site is regularly frequented by koalas. Accordingly, the removal of all trees within the Subject Site, including NJKHT, is considered appropriate and necessary to permit the construction of the development.
2h) Development is well planned and integrated with surrounding land uses and infrastructure.	2h – Complies The development seamlessly integrates with the emerging urban area.
2i) Development provides a connected and permeable transport network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.	2i – Complies The proposal seamlessly integrates with the existing and planned transport hierarchy by providing safe access to Rochedale Road. The accommodation of the future road widening is proposed along the entire street frontage. Public walking and or cycling routes are not proposed or required.
2j) Development does not impinge on an existing or intended use of an adjacent area.	2j – Complies The development does not prejudice existing or intended use of adjoining sites.
2k) Development provides appropriate mitigation measures including adequate buffer areas between incompatible land uses.	2k – Not Applicable Incompatible land uses are not proposed and therefore buffer areas are not proposed or required.
2l) Development for an interim use such as a dwelling house on an existing lot, animal husbandry, animal keeping, aquaculture, cropping or roadside stall does not prejudice future urban development.	2l – Not Applicable An interim land use is not proposed.
2m) Development provides the infrastructure required to support the development.	2m – Complies The development is capable of being connected to all essential services including reticulated sewer, potable water, electricity and telecommunications infrastructure.

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Overall Outcomes	Response
The overall outcomes for the neighbourhood plan area are:	
3a) The Rochedale urban community ('Rochedale') is developed as an integrated and master-planned urban community with a mix of uses. These include a range of residential, commercial, industrial and educational uses.	3a – Complies The development will be fully integrated with the emerging urban area, delivering a mixture of industrial and other complimentary land uses.
3b) Rochedale will mainly comprise residential areas in a series of neighbourhoods, each with a neighbourhood centre that acts as a focal point. There will be a mix of residential types, sizes, tenure and densities providing housing choice and affordability for all stages of the life cycle to meet diverse community needs. Affordable housing is encouraged through development bonuses. The interface between higher densities and lower densities is managed through building heights decreasing with increasing distance from centres and major roads.	3b – Complies Residential development is not proposed. The proposal does not impact existing or emerging residential areas in Rochedale.
3c) Multiple dwellings are not accommodated in the Low density residential zone, including where in a precinct.	3c – Complies A Multiple Dwelling located in the Low Density Residential Zone is not proposed.
3d) The range of commercial areas maximises the opportunities for local employment, to provide superior business settings and cluster compatible businesses and services.	3d – Not Applicable The development will make a meaningful contribution to the level of business activity envisaged by the Planning Scheme.
3e) Koalas and their habitats are protected.	3e – Complies Frequent utilisation of the site by koalas is considered unlikely due to the scattered nature of habitat trees within the Subject Site and a lack of connectivity with areas of high-quality koala habitat. Additionally, given the proximity of the Subject Site to Rochedale Road, koala access to the Subject Site from the east is considered highly limited. The removal of koala habitat trees on the Subject Site is not anticipated to have an adverse impact on koalas or koala habitat.
3f) Existing vegetation in parks is retained to provide amenity as well as retain elements of the Rochedale cultural landscape. Opportunity exists for the re-alignment of the local park to the south-east of the Rochedale Road and Ford Road intersection to include an existing mature orchard.	3f – Not Applicable The proposal is not identified as containing or adjoining a public park.
3g) Development incorporates innovative integrated water management strategies which contribute to making Rochedale water efficient.	3g – Complies The proposed development will incorporate a range of water management measures to minimise potable water consumption, manage stormwater runoff and protect downstream water quality.
3h) Core and fringe waterway corridors are located along the existing creek networks of Rochedale and provide for multifunctional uses. Through rehabilitation: i. the core waterway corridor provides for water conveyance, protection of waterway health, wildlife movement, vegetation protection, urban amenity and low-impact recreation; ii. the fringe waterway corridor, located either side of the core waterway corridor and protecting the core waterway corridor from adverse impacts;	3h – Not Applicable The Subject Site is not located within immediate proximity of a mapped core or fringe waterway corridor. Waterway corridor rehabilitation is not proposed or required.

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iii. provides for pedestrian/cycle movement, essential infrastructure and where shown, local parks.	
3i) Where safe traffic operation allows, direct lot access will be encouraged to create active frontages and social interaction, streetscape amenity and safety. Direct lot access is not appropriate on the major roads.	3i – Complies Direct vehicular access via Rosedale Road is both safe and efficient. The development has been strategically designed to safeguard the safety, function and efficiency of the road network.
3j) The focus of the public transport system in Rosedale will be the Town centre precinct (Rosedale urban community neighbourhood plan/NPP-001). However, the further development of the South East Busway is likely to create a new busway station on Underwood Road. This will provide an opportunity for the surrounding community to receive a much higher level of service.	3j – Not Applicable The Subject Site is not located within the Town Centre Precinct.
3k) Land to the east of Rosedale around Ford Road, Alpertown Road and Kloske Road supports valued wildlife. The road network must be designed to direct through-traffic away from this area.	3k – Not Applicable The Subject site is not located near Ford Road, Alpertown Road or Kloske Road.
3l) The enhancement of movement system connectivity between Rosedale and communities to the west is to be considered in future movement system planning for the area. In particular, improved public and active transport connections are strongly encouraged. Enhancements to the general road system will focus on improving network efficiency and capacity along existing road corridors such as Mt Gravatt-Capalaba Road and Miles Platting Road.	3l – Complies The proposal provides the required road widening along the entire street frontage to support the movement system and connectivity.
3m) New infrastructure will be provided to the neighbourhood plan area in accordance with Council's Local government infrastructure plan.	3m – Complies The development can be conditioned to deliver LGIP trunk infrastructure, including ROC-PR-147 (Pipe Relief) and ROC-RC-048 (Road Corridor Project).
3n) The long-term intention for the landfill site is for it to continue operation. Options for the site following the end of landfill activities include a metropolitan park.	Not Applicable The development does not impact the continued operation of the Rosedale landfill. Development on the landfill site is not proposed.
3o) 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.	3o – Complies The scale, height and form of the development will seamlessly integrate with the emerging urban area. The development is capable of being serviced by existing and upgraded infrastructure without placing unnecessary burden on current and emerging city assets. Development intensity greater than that envisaged by the Planning Scheme, that would otherwise require economic or community need, is not proposed.
Business park and gateway civic precinct (Rosedale urban community neighbourhood plan/NPP-003) overall outcomes are:	
6a) This precinct accommodates specialised employment opportunities within Rosedale.	6a – Complies The proposal contributes to the provision of specialised employment opportunities by accommodating a diverse range of uses, including low impact industry activities, warehousing, self-storage warehousing and café. These uses support employment opportunity within Rosedale spread across a range of specialised and industry-specific

	roles, including manufacturing and production, logistics and supply chain management, warehousing and inventory control, equipment operation, food preparation and hospitality.
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Performance Outcomes	Acceptable Outcomes	Compliance
General		
PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a) consistent with the anticipated density and assumed infrastructure demand; b) aligned 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. <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 Development complies with the number of storeys and building height in Table 7.2.18.4.3.B. <i>Note—Neighbourhood plans will mostly specify the maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</i>	AO1.1 – Complies The proposal does not exceed the prescribed maximum building height outlined in Table 7.2.18.4.3.B of the Planning Scheme (i.e. 4 storeys and 15m).
PO2 Development protects significant existing vegetation.	AO2 No acceptable outcome is prescribed.	PO2 – Complies The removal of all vegetation on site is proposed as the Subject Site is not mapped as containing high or general ecological significant vegetation. The proposal appropriately protects significant vegetation on adjoining sites. The removal of all vegetation on the Subject Site is necessary to support the construction of the proposed development.
PO3 Development avoids interim conflicts with nearby agricultural uses.	AO3 Development does not occur within 500m of poultry sheds until the operation ceases.	AO3 – Complies The Subject Site is not located within 500m of an approved or operational poultry shed.

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PO4 Development protects koala habitat within the neighbourhood plan area.	AO4.1 Development including the development footprint and roads does not adversely impact on koalas or their habitat. <i>Note—A tree survey plan can assist in demonstrating compliance. Guidance on koala habitat, completing a tree survey and designing development to protect koalas, is included in the Biodiversity areas planning scheme policy.</i> AO4.2 Development including the development footprint, design and layout: a) protects non-juvenile koala habitat trees; b) maximises the size and consolidates areas to be conserved as koala habitat on-site and in combination with adjoining sites; c) maximises connectivity between non-juvenile koala habitat trees which will be conserved on site and with adjoining sites; d) excludes filling or excavation from the tree protection zone of non-juvenile koala habitat trees. AO4.3 Development incorporates koala habitat trees in landscaping and open space areas. <i>Note—Guidance on koala habitat trees in Brisbane is provided in the Biodiversity areas planning scheme policy.</i>	AO4.1 – AO4.3 – Complies Whilst NJKHT have been identified, frequent utilisation of the site by koalas is considered unlikely due to the scattered nature of habitat trees within the Subject Site and a lack of connectivity with areas of high-quality koala habitat (refer Appendix D). Additionally, given the proximity of the Subject Site to Rosedale Road, koala access to the Subject Site from the east is considered highly limited. For the reasons detailed above, the removal of koala habitat trees on the Subject Site is not anticipated to have an adverse impact on koalas or koala habitat within the Rosedale Urban Community Neighbourhood Plan area. The development protects mapped, identified and ground-truth koala habitat to the north near the existing waterway corridor, which serves as a critical koala link across the neighbourhood plan area.
PO5 Development design and layout facilitates the safe movement of koalas through the landscape.	AO5 Development, if including fencing or other barriers (including during construction phase), is designed: a) to allow safe koala movement where there is direct threat of injury or death to koalas from incompatible land use activities; b) to exclude koalas from areas containing domestic or security dogs. <i>Note—Refer to the Queensland Government Koala Safety Fencing and Measures Guideline for further guidance.</i>	AO5 – AO6.1 – Not Applicable Facilitating koala movement through the development is considered inappropriate due to the potential risk of injury or mortality.
PO6 Development protects, restores and secures habitat areas and ecological corridors as shown in Figure a.	AO6.1 Development, if including fencing: a) enables the unobstructed movement of fauna to outside the corridor; b) enables the unobstructed movement of fauna within the corridor.	AO5 – AO6.1 – Not Applicable Koala friendly fencing is not proposed or required.

	AO6.2 Development, if the site includes land within the Habitat areas and ecological corridors (public) shown in Figure a: a) the habitat area and ecological corridor is rehabilitated and stabilised in accordance with an approved rehabilitation plan; b) at the completion of rehabilitation, the land is transferred to Council for public ownership and included in the Conservation zone. <i>Note—Council will require the submission of a rehabilitation plan to demonstrate achievement of this outcome. Rehabilitation is to be:</i> c) completed within 1 year of the operational works approval being granted; d) maintained for a minimum of 3 years, removing rubbish and weeds, replacing damaged and dead vegetation and managing erosion.	AO6.2 – AO6.1 – Not Applicable The Subject Site is not identified within Figure a as containing a Habitat areas and ecological corridors (public).
	AO6.3 Development, if the site includes land within the habitat areas and ecological corridors (private) shown in Figure a: a) the habitat area and ecological corridor is rehabilitated and stabilised in accordance with an approved rehabilitation plan; b) land is secured with covenants or other long-term management agreements as a condition of development approval to ensure the protection of vegetation within the corridor. <i>Note—Council will require the submission of a rehabilitation plan to demonstrate achievement of this outcome. Rehabilitation is to be:</i> c) completed within 1 year of the operational works approval being granted; d) maintained for a minimum period of 3 years, removing rubbish and weeds, replacing damaged and dead vegetation and managing erosion.	AO6.2 – AO6.1 – Not Applicable The Subject Site is not identified within Figure a as containing a Habitat areas and ecological corridors (private).

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If in the Town centre precinct (Rochedale urban community neighbourhood plan/NPP-001) or the Business park and gateway civic precinct (Rochedale urban community neighbourhood plan/NPP-003)		
PO36 Development orientation integrates with the district park.	AO36 Development locates windows, outlook, staff amenities (such as decks or balconies) to directly overlook the district park.	AO36 The development contains windows and outlooks that are orientated towards the public park to the west, to be delivered under A007057398 at 32 Farley Road, Rochedale.
PO37 Development design: a) reflects the scale of development intended for the precinct; b) reduces the appearance of scale and bulk of the development through massing and articulation.	AO37 Development complies with gross floor area as set out in Table 7.2.18.4.3.B.	AO37 A maximum gross floor area is not prescribed for the development, as outlined in Table 7.2.18.4.3.B of the Planning Scheme.

Overall Outcomes	Response
The Overall Outcomes of the Industry Code are:	
2a) Development is appropriately located and carefully designed to mitigate the impacts of industrial activities.	2a – Complies The development is appropriately located and has been carefully designed to minimise potential impacts associated with industrial activities, through appropriate design and siting of buildings on the Subject Site.
2b) Development achieves environmental performance of a satisfactory standard.	2b – Complies It is anticipated that the proposed development will not result in adverse environmental impacts associated with noise or odour generated by industrial activities. Stormwater runoff will be appropriately treated prior to discharge into the external stormwater network.
2c) Development is compatible with a sensitive use in the vicinity of the development.	2c – Complies The development is compatible with adjoining and nearby sensitive users and has been strategically designed and will be operated in a manner that safeguards amenity.
2d) Development avoids or minimises the release of harmful pollutants and protects the health and safety of the occupants of a sensitive use or a zone or a zone precinct intended for sensitive uses.	2d – Complies It is anticipated that the proposed uses will not release harmful pollutants. The health and safety of occupants and nearby workers will be maintained.
2e) Development ensures that buildings which are located near residential and other sensitive uses can accommodate a range of industrial type uses without causing an unacceptable impact on the amenity of the area.	2e – Complies The amenity of the locality will remain unaffected by the proposed development. The proposed uses will not release harmful pollutants.
2f) Development locates renewable energy facilities in an industrial location that is consistent with the amenity of the area and does not impact on the sensitive use.	2f – Not Applicable A renewable energy facility is not proposed.
2g) Development is designed to accommodate the social and environmental needs of persons working within or visiting these areas, including the co-location of administrative services and the optimisation of personal safety.	2g – Complies Each tenancy has access to a toilet and washing facilities. Each building contains a mezzanine level that can be used as a lunch breakout area. The social and environmental needs of persons working on site will be met.
2h) Development for a food and drink outlet or shop: i. is of a small-scale that supports industry uses or serves local industrial workers; ii. is not located in proximity to an established non-industrial use of a similar nature; iii. does not create an unplanned centre through a clustering of non-industrial uses; iv. does not compromise the industrial function of an industrial area.	2h – Complies The proposed Food and Drink Outlet: - Is small-scale in that it features a GFA of <250m²; - Is designed to support industry uses or serve the local industrial workers - Is not positioned near another approved or operating Food and Drink Outlet; - Will not contribute to a clustering of non-residential uses; - Is not intended to compromise the industrial function of an industrial area.

Performance Outcomes	Acceptable Outcomes	Compliance
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development: a) avoids or minimises air emissions;	AO1.1 Development for a warehouse in the Low impact industry zone or General industry A zone precinct of the Industry zone:	AO1.1 – Not Applicable The proposal does not involve Warehouse located in the Low Impact Industry Zone or General Industry A Precinct of the Industry Zone.

b) complies with the following criteria in a sensitive zone, and at a sensitive use in a rural zone: i. air quality (planning) criteria in Table 9.3.12.3.B; ii. the odour criteria in Table 9.3.12.3.C; iii. the health risk assessment criteria in Table 9.3.12.3.D. <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>	a) does not involve activities that generate air emissions from the site; b) does not involve unsealed roads, driveways and vehicle manoeuvring areas.	
	AO1.2 Development for low impact industry in the Low impact industry zone or General industry A zone precinct of the Industry zone or Mixed industry and business zone precinct or Major education and research facility zone precinct of the Specialised centre zone: a) does not involve activities that generate air emissions from the site; b) does not involve unsealed roads, driveways and vehicle manoeuvring areas.	AO1.2 – Not Applicable The proposal does not involve Low Impact Industry located in the Low Impact Industry Zone or General Industry A Precinct of the Industry Zone or Mixed Industry and Business Zone Precinct of the Specialised Centre Zone.
	AO1.3 Development for research and technology industry in the Mixed use zone or Mixed industry and business zone precinct or Major education and research facility zone precinct of the Specialised centre zone: a) does not involve activities that generate air emissions from the site; b) does not involve unsealed roads, driveways and vehicle manoeuvring areas.	AO1.3 – Not Applicable The proposal does not involve Research and Technology Industry in the Mixed Use Zone or Mixed Industry and Business Zone Precinct or Major Education and Research Facility Zone Precinct of the Specialised Centre Zone.
	AO1.4 Development for educational establishment in the Low impact industry zone or General industry A zone precinct of the Industry zone: a) does not involve activities that generate air emissions from the site; b) does not involve unsealed roads, driveways and vehicle manoeuvring areas.	AO1.4 – Not Applicable The proposal does not involve Educational Establishment in the Low Impact Industry Zone or General Industry A Zone Precinct of the Industry Zone.
	AO1.5 Development for a medium impact industry A does not involve unsealed roads and: a) does not involve activities that generate air emissions from the site; or b) is located at least 150m from a sensitive zone.	AO1.5 – Not Applicable The proposal does not involve a Medium Impact Industry A use.
	AO1.6 Development for a medium impact industry B does not involve unsealed roads and:	AO1.6 – Not Applicable The proposal does not involve a Medium Impact Industry B use.

	a) does not involve activities that generate air emissions from the site; or b) is located at least 250m from a sensitive zone.	
	AO1.7 Development for a high impact industry where not a concrete batching plant, does not involve an activity which generates air emissions from the site.	AO1.7 – Not Applicable The proposal does not involve High Impact Industry.
	AO1.8 Development for a concrete batching plant: a) complies with the air quality and dust section of the Concrete batching plants planning scheme policy; b) is located a minimum of 250m from a sensitive zone or sensitive use.	AO1.8 – Not Applicable A concrete batching plant is not proposed.
	AO1.9 Development for a renewable energy facility does not involve an activity which generates air emissions beyond the site.	AO1.9 – Not Applicable A Renewable Energy Facility is not proposed.
	AO1.10 No acceptable outcome is prescribed for development for a special industry.	AO1.10 – Not Applicable The proposal does not involve a Special Industry.
	AO1.11 No acceptable outcome is prescribed for development in any other zones not listed above.	PO1 – Complies Air emissions from the development are not anticipated to impact the amenity of adjoining sensitive zones. Site specific air quality reporting is not required.
PO2 Development complies with the noise (planning) criteria in Table 9.3.12.3.E, low frequency noise criteria in Table 9.3.12.3.F and night-time noise criteria in Table 9.3.12.3.G. <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>	AO2.1 Development for a warehouse in the Low impact industry zone or General industry A zone precinct of the Industry zone: a) operates: i. between 7am and 7pm Monday to Saturday excluding public holidays; or ii. so it is not clearly audible from a residential zone, or a sensitive use in a centre zone; b) is conducted wholly indoors except where located a minimum of 250m from a sensitive zone; c) does not receive deliveries between 7pm and 7am.	AO2.1 – Not Applicable The proposal does not involve Warehouse located in the Low Impact Industry Zone or General Industry A Precinct of the Industry Zone.
	AO2.2 Development for low impact industry in the Low impact industry zone or General industry A zone precinct of the Industry zone or Mixed industry and business zone precinct	AO2.2 – Not Applicable The proposal does not involve Low Impact Industry located in the Low Impact Industry Zone or General Industry A Precinct of the Industry Zone or Mixed Industry and Business

	or Major education and research facility zone precinct of the Specialised centre zone: a) operates: i. between 7am and 7pm Monday to Saturday excluding public holidays; or ii. so it is not clearly audible from a residential zone, or a sensitive use in a centre zone; b) is conducted wholly indoors except where located a minimum of 250m from a sensitive zone; c) does not receive deliveries between 7pm and 7am.	Zone Precinct or Major Education and Research Facility Zone Precinct of the Specialised Centre Zone.
	AO2.3 Development for medium impact industry A in the Low impact industry zone or General industry A zone precinct of the Industry zone: a) operates: i. between 7am and 7pm Monday to Saturday excluding public holidays; or ii. so it is not clearly audible from a residential zone, or a sensitive use in a centre zone; b) is conducted wholly indoors except where located a minimum of 250m from a sensitive zone; c) does not receive deliveries between 7pm and 7am.	AO2.3 – Not Applicable The proposal does not involve a Medium Impact Industry A use within the Low Impact Industry Zone or General Industry A Zone Precinct of the Industry Zone.
	AO2.4 Development for medium impact industry B in the Low impact industry zone or General industry A zone precinct of the Industry zone: a) operates: i. between 7am and 7pm Monday to Saturday excluding public holidays; or ii. so it is not clearly audible from a residential zone, or a sensitive use in a centre zone; b) is conducted wholly indoors except where located a minimum of 250m from a sensitive zone; c) does not receive deliveries between 7pm and 7am.	AO2.4 – Not Applicable The proposal does not involve a Medium Impact Industry B use within the Low Impact Industry Zone or General Industry A Zone Precinct of the Industry Zone.
	AO2.5 Development for research and technology industry in the Low impact industry zone or General industry A zone precinct of the Industry zone or Mixed use zone or Mixed industry and business zone precinct or Major education and	AO2.5 – Not Applicable The proposal does not involve Research and Technology Industry in the Low Impact Industry Zone or General Industry A Zone Precinct of the Industry Zone or Mixed Use Zone or Mixed Industry and Business Zone Precinct or Major

	research facility zone precinct of the Specialised centre zone: a) operates: i. between 7am and 7pm Monday to Saturday excluding public holidays; or ii. so it is not clearly audible from a residential zone, or a sensitive use in a centre zone; b) is conducted wholly indoors except where located a minimum of 250m from a sensitive zone; c) does not receive deliveries between 7pm and 7am.	Education and Research Facility Zone Precinct of the Specialised Centre Zone.
	AO2.6 Development for an educational establishment in the Low impact industry zone or General industry A zone precinct of the Industry zone: a) operates: i. between 7am and 7pm Monday to Saturday excluding public holidays; or ii. so it is not clearly audible from a residential zone, or a sensitive use in a centre zone; b) is conducted wholly indoors except where located a minimum of 250m from a sensitive zone; c) does not receive deliveries between 7pm and 7am.	AO2.6 – Not Applicable The proposal does not involve Educational Establishment in the Low Impact Industry Zone or General Industry A Zone Precinct of the Industry Zone.
	AO2.7 Development for a car wash where in a zone in the Centre zones category only operates between 7am to 6pm, including deliveries.	AO2.7 – Not Applicable The proposal does not involve a Car Wash.
	AO2.8 Development for a car wash in the Low impact industry zone or General industry A zone precinct of the Industry zone: a) operates between 7am and 7pm Monday to Saturday excluding public holidays; or b) is not clearly audible from a residential zone or sensitive use in a centre zone.	AO2.8 – Not Applicable The proposal does not involve a Car Wash.
	AO2.9 Development for medium impact industry in the General industry B zone precinct of the Industry zone: a) does not involve outdoor activities between 7pm and 7am; or b) is not clearly audible from a use in a residential zone, or a sensitive use in a centre zone; or	AO2.9 – Not Applicable The proposal does not involve Medium Impact Industry in the General Industry B Zone Precinct of the Industry Zone.

	c) is in a location at least 500m from a sensitive zone.	
	AO2.10 Development for a high impact industry does not involve an activity that generates noise emissions from the site.	AO2.10 – Not Applicable The proposal does not involve High Impact Industry.
	AO2.11 Development for a concrete batching plant is located a minimum of 500m from a sensitive zone.	AO2.11 – Not Applicable A concrete batching plant is not proposed.
	AO2.12 No acceptable outcome is prescribed for development for a special industry.	AO2.12 – Not Applicable The proposal does not involve a special industry.
	AO2.13 Development for a renewable energy facility does not generate noise which is clearly audible and creates a disturbance at a sensitive zone.	AO2.13 – Not Applicable A Renewable Energy Facility is not proposed.
	AO2.14 No acceptable outcome is prescribed for development in any other zones not listed above.	PO2 – Complies An Acoustic Report has been prepared in support of the proposal (refer Appendix F). The submitted report confirms that the development is capable of achieving the relevant noise (planning) criteria of the Planning Scheme. For the exception of the Food and Drink Outlet which will operate Monday to Saturday 6:00am-7:00pm, the development will operate 24 hours, 7 days a week.
PO3 Development minimises the risk to public safety, property and the environment from technological hazards such as fire, explosion and toxic release and achieves the hazard and risk criteria in Table 9.3.12.3.I. <i>Note—A preliminary hazard analysis report prepared in accordance with the Industrial hazard and risk assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</i>	AO3 Development does not include the storage of dangerous goods and combustible liquids above the volumes/quantities identified in Table 9.3.12.3.H.	AO3 – Complies The proposed development does not include the storage of dangerous goods and combustible liquids above the volumes/quantities identified in Table 9.3.12.3.H of the Planning Scheme. A condition of approval may limit the storage of dangerous goods and combustible liquids the volumes/quantities to those identified in Table 9.3.12.3.H of the Planning Scheme.
PO4 Development for a warehouse in the General industry C zone precinct of the Industry zone: a) is limited to large format logistics and distribution centres; b) requires separation from sensitive uses provided by the precinct due to potential amenity impacts from the scale and intensity of operation;	AO4 Development for a warehouse in the General industry C zone precinct of the Industry zone: a) is a minimum gross floor area of 10,000m ² (per tenancy/unit); b) operates 24 hours a day and seven days a week; c) involves access and servicing by B-double or Over-dimensional vehicles;	AO4 – Not Applicable The proposal does not involve a Warehouse in the General Industry C Zone Precinct of the Industry Zone.

c) does not compromise the long-term capacity of the precinct to meet demand for high impact industry.	d) is described as a major development in the Transport, access, parking and servicing planning scheme policy; e) does not involve a self-storage facility.	
PO5 Development on land used for urban purposes is serviced adequately with: a) water supply which meets the stated standard of service for intended use and fire-fighting purposes; b) waste disposal.	AO5 Development provides all lots with: a) reticulated water supply; b) reticulated sewerage or an appropriate on-site sewerage service where the development does not provide access to reticulated sewer for all lots.	AO5 – Complies The subject site is capable of being connected to all necessary services and infrastructure including reticulated water and sewer, electricity and telecommunications infrastructure. The development will be connected to all relevant services once constructed.
PO6 Development in the City core and City frame area indicated in Figure a of the Transport, access, parking and servicing code provides car parking spaces at a rate which discourages private car use and encourages walking, cycling and the use of public transport.	AO6 Development in the City core and City frame area indicated in Figure a of the Transport, access, parking and servicing code provides car parking spaces at the maximum parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO6 – Not Applicable The Subject Site is not located in the City core and City frame area as indicated in Figure a of the Transport, Access, Parking and Servicing Code.
PO7 Development outside of the City core and City frame area indicated in Figure a of the Transport, access, parking and servicing code provides for the number of on-site parking spaces required to accommodate design peak parking demands without overflow parking to an adjoining premises or adjoining streets.	AO7 Development outside of the City core and City frame area indicated in Figure a of the Transport, access, parking and servicing code provides a number of on-site car parking spaces: a) in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or b) which does not result in on-street parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy.	PO7 – Complies The number of onsite car parking spaces provided on the Subject Site is considered to accommodate the design peak parking demands without overflow parking to an adjoining premises or adjoining streets (refer Appendix H).
PO8 Development provides for outdoor lighting which does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.	AO8.1 Development provides for outdoor lighting with technical parameters, design, installation, operation and maintenance which is in compliance with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	AO8.1 – Complies Outdoor lighting will be installed and maintained in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.
	AO8.2 Development ensures that floodlighting is restricted to the type that gives no upward component of light where mounted horizontally, such as a full cut off luminaire.	AO8.2 – Not Applicable No flood lighting is proposed.
Additional performance outcomes and acceptable outcomes where involving an extension to an existing premises or a new premises		
PO9 Development is designed and constructed to prevent the emission of contaminants to surface water or groundwater.	AO9.1 Development ensures that liquid or solid wastes, other than stormwater, are not discharged to land or waters.	AO9.1 – Complies All liquids and solid wastes will be appropriately and safely removed from the Subject Site.

<i>Note—For guidance on assessing potential impacts and performance requirements, refer to the Infrastructure design planning scheme policy.</i>	AO9.2 Development where not for a concrete batching plant ensures that the storage of contaminating substances or areas where potentially contaminating activities are conducted, are: a) roofed or covered to prevent the ingress of rainfall and run-off, and that roof water is piped away from an area of potential spills or contamination; b) paved with an impervious surface and bunded so that any spills are retained on site for removal.	AO9.2 – Not Applicable The proposed development does not include the storage of contaminating substances or areas where potentially contaminating activities can occur.
	AO9.3 Development for a concrete batching plant complies with the surface and groundwater protection section of the Concrete batching plant planning scheme policy.	AO9.3 – Not Applicable A concrete batching plant is not proposed.
	AO9.4 Development involving storing or dispensing of petroleum manages discharges to the stormwater system in compliance with the surface and groundwater protection section of the Storage and dispensing of petroleum products planning scheme policy.	AO9.4 – Not Applicable The storing or dispensing of petroleum is not proposed.
PO10 Development includes spill management and stormwater treatment systems for fuel dispensing areas that achieve the stormwater treatment criteria in Table 9.3.12.3.K.	AO10 Development: a) does not include fuel dispensing; or b) complies with the surface water and groundwater protection standards of the Storage and dispensing of petroleum products planning scheme policy; c) includes fuel dispensing areas that are drained to a containment vessel having no connection to sewer or stormwater in compliance with the fuel dispensing area standards of the Storage and dispensing of petroleum products planning scheme policy.	AO10 – Not Applicable Fuel dispensing is not proposed.
PO11 Development is designed and constructed to prevent ground contamination.	AO11 Development: a) ensures that there is no underground fuel storage on the site; or b) where involving storing and dispensing of petroleum complies with the surface and groundwater protection section of the Storage and dispensing of petroleum products planning scheme policy.	AO11 – Not Applicable Underground fuel storage is not proposed.
PO12	AO12.1	AO12.1 – Complies

Development: a) is of a scale and design which contributes positively to the visual character of the area, especially as seen from the street; b) is easily accessible and legible; c) designs and locates vehicle unloading and outdoor storage areas to be unobtrusive from the street; d) is designed to accommodate the car parking and servicing demands of the wide range of industry and warehouse uses supported in the relevant zone or zone precinct.	Development has a maximum site cover which is: a) 75% in the Industry investigation zone, Low impact industry zone and Industry zone; b) 25% in the Special industry zone and Extractive industry zone.	The Subject Site is located in the Emerging Community Zone.
	AO12.2 Development has a maximum building height of 15m.	AO12.2 – Complies The development at no point exceeds a building height of 15m measured from ground level.
	AO12.3 Development ensures that no part of any building or structure is closer than 6m to any street frontage.	PO12 – Complies Whilst the café, low impact industrial and warehousing component of the development on the upper level contains a building setback of 15.5m to the future front property boundary, the self-storage component positioned beneath contains a building wall against the future front property boundary. The proposed boundary setback for the self-storage component of the development can be supported in this site-specific instance, as: ▪ The majority of built form is setback >6m from the future front boundary, with the reduced setback applying to only ~30% of the total site frontage; ▪ Building articulation and landscaping will soften the built form and ensure the proposal contributes positively to the visual character of the emerging area; ▪ Building entries remain clearly defined and legible from the public domain; ▪ Loading and unloading activities will occur wholly within the building and will not be visible from Rochedale Road; ▪ The self-storage component can accommodate its car parking and servicing demands wholly within the building.
	AO12.4 Development ensures that: a) the main pedestrian entry to the building is: i. easily identifiable; ii. clearly visible;	AO12.4 – Complies The main pedestrian entry to the development is clearly identifiable from the public domain. Where feasible, windows are orientated towards Rochedale Road.

	iii. directly accessible from the street; b) the ground storey offices, display windows and entrance foyers are orientated towards the street frontage. Refer to Figure a.	
	AO12.5 Development provides street numbers and building and tenancy names which are displayed at the ground storey and are clearly identifiable from the street.	AO12.5 – Complies Tenancy numbers will be added to each industrial tenancy. Tenancy signage will be constructed fronting Rochedale Road to ensure that the public can easily identify all businesses that operate from the Subject Site.
PO13 Development provides landscaping: a) areas in locations where planting will ameliorate the view of the development from major public vantage points; b) to the site frontage which makes a positive contribution to the streetscape and incorporates bold landscape elements that complement the scale and bulk of the industrial form.	AO13.1 Development provides landscaping which: a) covers a minimum of 3% of the site; b) includes a landscaped strip along the site frontage with a minimum width of 2m; c) includes a landscape strip along any frontage or boundary with a motorway or arterial road of 3m.	PO13 – Complies The development contains 350m² of landscaped area, equating to 2% of the total site area. Where feasible, the development integrates 2m wide landscaping along the street frontage in raised planters. The proposal delivers high-quality landscaping within the Subject Site and the establishment of small shade trees within the car parking area will shade the concrete hardstand area (refer Appendix G). Landscaped elements including ground covers, shrubs and large shade will soften the built form and complement the scale and bulk of the proposed industrial form.
	AO13.2 Development provides tree planting to site frontages which will achieve a canopy spread over 50% of the site frontage within 5 years of planting. <i>Note—Existing significant vegetation that already contributes to these requirements is to be retained.</i>	AO13.2 – Complies Tree planting along the frontage of the Subject Site will achieve a canopy spread over 50% of the site frontage within 5 years of planting.
	AO13.3 Development provides shade trees in a car parking area at a ratio of 1 tree for each 6 car parking spaces.	AO13.3 – Complies The development provides shade trees at a ratio exceeding 1 tree per 6 car parking spaces.
	AO13.4 Development provides large trees and spreading ground covers in all landscape areas within the site.	AO13.4 – Complies A mixture of ground covers, shrubs and large shade trees are proposed on the Subject Site.
	AO13.5 Development provides, in an area where screening or buffering is required, large screening shrubs of an appropriate density and size to complement the scale and bulk of the subject building.	AO13.5 – Not Applicable Landscape buffers are not required.
PO14	AO14	AO14– Complies

Development creates a socially, visually and physically amenable work environment.	Development provides an on-site recreation area for staff which: a) includes seating, tables and rubbish bins; b) is adequately protected from the weather; c) is safely accessible to all staff; d) is separate and private from public areas; e) is located away from a noisy or odorous activity. Refer to Figure b.	Each proposed tenancy contains a mezzanine level which enables the construction of a break-out area. It is most likely that seating, tables and rubbish bins will be located on these mezzanine levels. The self-storage component of the development contains a storage space/managers office which can be fitted with seating, tables and rubbish bins for staff.
PO15 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	AO15 Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; b) defining different uses and public and private ownerships through design and restricting access from non-residential uses into private residential dwellings; c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d) ensuring publicly accessible areas such as car parks, pathways, public toilets 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 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>	AO15 – Complies The proposed development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping. The development avoids entrapment points where feasible.
PO16 Development minimises opportunities for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	AO16 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;	AO16 – Complies The development has been designed to incorporate graffiti and vandalism prevention techniques in its layout, building design and landscaping.

	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>	
PO17 Development is serviced adequately with: a) refuse disposal; b) telecommunications; c) energy supply.	AO17.1 Development is provided with and connected to electricity and telecommunications.	AO17.1 – Complies The proposed development can be connected to electricity and telecommunications infrastructure.
	AO17.2 Development does not impede existing refuse removal provisions and provides for a dedicated area or system to ensure adequate access to and removal of refuse. <i>Note—Refer to the Refuse planning scheme policy for further guidance.</i>	AO17.2 – Complies The development contains dedicated bin storage areas. The number of bulk bins proposed are adequate to accommodate the amount of refuse generated by the proposed development. Appropriately sized private RCV's can enter and exit the development in a forward direction.
PO18 Development is situated on a site which is provided with a constructed road access, frontage treatment and access crossings to an appropriate urban standard.	AO18 Development is provided with the following works which are constructed to the applicable design standard for comparable new subdivision requirements: a) concrete kerb and channel; b) paved roadway; c) a constructed walkway or repair of any damage to any walkway caused by construction or operational activities; d) drainage works; e) services conduits.	AO18 – Complies The development will deliver kerb and channel, paved roadways, drainage and service conduits where necessary.
PO19 Development is provided with adequate vehicle access to service the uses proposed for the site, including a safe and easily accessible vehicle movement layout.	AO19 Development provides for all vehicles, including servicing and waste disposal vehicles, to enter and exit the site in forward gear, and comply with the car parking design and site access guidelines in the Transport, access, parking and servicing planning scheme policy.	AO19 – Complies The largest design service vehicle can enter and exit the Subject Site in a forward direction.
Section B—If assessable development		
Additional performance outcomes and acceptable outcomes if involving new premises or an extension to existing premises within 150m of a sensitive zone other than for research and technology industry in the Mixed use zone		
PO20 Development for a building: a) is reasonably compatible in appearance and scale with nearby residential buildings;	AO20.1 Development has a maximum building height of 9.5m within 20m of a sensitive zone.	AO20.1 – Complies The development along the northern property boundary and the western property boundary exceeds a building height of 9.5m within 20m of those property boundaries.

b) ensures that the reflectivity of roofing materials or solar panel systems does not impact on the amenity of adjoining premises.		The bulk and scale of the development is commensurate with the underlying zoning and does not give rise to unacceptable amenity impacts. Buildings on site are positioned away from external property boundaries to further safeguard amenity. It is noted that the western property boundary will soon interface with a public road and park and the northern boundary will continue to interface with a Place of Worship. Anti-reflective material and finishes are proposed.
	AO20.2 Development has buildings which are constructed with brick, painted concrete or masonry and does not incorporate highly reflective materials.	AO20.2 – Complies The development incorporates solid concrete tilt panels, painted in non-reflective paint. Corrugated roof sheeting with transparent sheeting is proposed and is non-reflective.
Additional performance outcomes and acceptable outcomes if involving new premises or an extension to existing premises where the site is on the opposite side of the road to a sensitive zone other than for research and technology industry in the Mixed use zone		
PO21 Development has a site layout which presents attractively with landscaping and building to a sensitive zone.	AO21 Development ensures that: a) the only activity located between the frontage landscape strip and the building is car parking for visitors and staff; b) the building is located towards the front boundary behind the frontage landscape strip; c) all other on-site activity, outdoor storage of vehicles, goods or material, open storage and servicing is located at the rear of the building and is not visible from the road. Refer to Figure c.	PO21 – Complies A highly articulated, aesthetically appealing front façade is proposed where interfacing with a sensitive zone on the opposite side of Rochedale Road.
Additional performance outcomes and acceptable outcomes if involving new premises or an extension to existing premises where the site has a common side or rear boundary with a site where in a zone in the Residential zones category other than for research and technology industry in the Mixed use zone – Not Applicable		
Additional performance outcomes and acceptable outcomes if a food and drink outlet, indoor sport and recreation or a shop		
PO23 Development: a) is in a highly accessible location; b) does not contribute to strip development along arterial roads; c) must not introduce non-local traffic into minor roads.	AO23 Development is to be on a site that: a) is located on either a district road or a suburban road; b) does not have a boundary to an arterial road.	AO23 – Complies Rochedale Road is identified as a Suburban Road.
PO24 Development does not:	AO24.1 Development is not located on a site: a) adjoining a zone in the Centre zones category;	AO24.1 – Complies The proposed Food and Drink Outlet does not adjoin a zone in the Centre Zones category, is not located

a) create an unplanned centre through a clustering of non-industrial uses; b) cause an incremental extension to the edge of an existing centre through sequential development of multiple non-industrial uses; c) locate in proximity to an existing centre or non-industrial use of a similar nature; d) compromise the industrial function of an industrial area. <i>Note—In interpreting PO24(a), the term 'unplanned centre' means a group, whether on the same site or adjoining premises, of more than one of each of the following uses:</i> • food and drink outlet; or • shop; or • indoor sport and recreation.	b) within 400m walking distance from the perimeter of a zone in the Centre zones category; c) adjoining a site in the Commercial character building overlay.	within 400m walking distance from the perimeter of a zone in the Centre zones category and does not adjoining a site in the Commercial character building overlay.
	AO24.2 Development for a food and drink is not located within 400m walking distance of an existing or approved premises containing a food and drink outlet.	AO24.2 – Complies The proposed Food and Drink Outlet is not located within 400m walking distance of an existing or approved premises containing a food and drink outlet.
	AO24.3 Development for a shop is not located within 400m walking distance of an existing or approved premises containing a shop.	AO24.3 – Not Applicable A Shop is not proposed.
	AO24.4 Development for indoor sport and recreation is not located within 800m walking distance of an existing or approved premises containing indoor sport and recreation.	AO24.3 – Not Applicable Indoor Sport and Recreation is not proposed.
PO25 Development for a food and drink outlet or shop is low key in scale, nature and employment and of an appropriate size to serve the needs of the local industrial workforce and does not detrimentally impact on the primary industrial function of an area.	AO25 Development for a food and drink outlet or shop does not exceed a gross floor area of 250m².	AO25 – Complies The proposed Food and Drink Outlet does not exceed 250m² GFA.
PO26 Development for indoor sport and recreation is only located in the Low impact industry zone and is low key in scale, nature and employment, and of an appropriate size to serve the needs of the local industrial workforce and does not detrimentally impact on the primary industrial function of the area.	AO26 Development for indoor sport and recreation is only located in the Low impact industry zone and does not exceed a gross floor area of 400m².	AO26 – Not Applicable Indoor Sport and Recreation is not proposed.
PO27 Development for indoor sport and recreation: a) is located, designed and constructed to achieve the air quality (planning) criteria in Table 9.3.12.3.B, odour criteria in Table 9.3.12.3.C and health risk criteria in Table 9.3.12.3.D; b) does not compromise the intended industrial function of land in the Industry zone, General industry B zone precinct and General industry C zone precinct, and Special industry zone.	AO27 Development for indoor sport and recreation is located no closer to an industrial use than the distance stated in Table 9.3.12.3.J.	AO26 – Not Applicable Indoor Sport and Recreation is not proposed.

Industry Code

<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>		
PO28 Development complies with the noise (planning) criteria in Table 9.3.12.3.E, low frequency noise criteria in Table 9.3.12.3.F and night-time noise criteria in Table 9.3.12.3.G. <i>Note—A noise impact assessment report prepared in accordance with Noise impact assessment planning scheme policy the can assist in demonstrating achievement of this performance outcome.</i>	AO28 Development where in the Low impact industry zone or General industry A zone precinct of the Industry zone has hours of operation which are limited to 6am to 7pm Monday to Saturday excluding public holidays.	AO28 – Not Applicable The Subject Site is included within the Emerging Community Zone.
Additional performance outcomes and acceptable outcomes if an educational establishment – Not Applicable		

Overall Outcomes	Response
The Overall Outcomes of the Airport Environs Overlay Code are:	
2a) Development protects the safety and functioning of operational airspace of the Brisbane, Archerfield and Amberley airports.	2a-2h – Complies The development does not compromise the operational airspace of an airport.
2b) Development protects the functioning of aviation facilities from incompatible land uses, buildings, structures and works.	
2c) Development within the vicinity of the Brisbane and Archerfield airports is appropriately located to prevent exposure to very high levels of aircraft noise and designed to adequately attenuate expected aircraft noise to protect the health and wellbeing of occupants.	
2d) Development ensures that operational airspace of the Brisbane, Archerfield and Amberley airports is not put at risk from light sources or wildlife interference generated by development.	
2e) Development minimises potential hazards to the safety and functioning of airport operations resulting from emissions from smoke, dust or any other airborne particulate or the creation of air turbulence.	
2f) Development does not materially increase the number of people or the storage and handling of dangerous goods or combustible liquids within public safety areas.	
2g) Development minimises the potential hazard to safety of airport operators resulting from reflection of sunlight, and other potential threat of interference to pilot vision.	
2h) Development avoids increased risks to public safety near airport runways.	

Table 8.2.2.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Response
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 Subject Site is mapped within the Procedures for Air Navigation Services—Aircraft Operational Surfaces (PANS) sub-category. The proposed building height and any temporary construction equipment will be managed so that the development does not create an unacceptable obstruction or hazard to operational airspace.
PO2	AO2	AO2 – Complies

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>	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.	The proposal will not generate gaseous plumes, smoke, dust, ash, steam or other airborne particulates that would affect visibility, aircraft engine operation or air turbulence within operational airspace. Construction-phase dust will be managed through standard construction management measures.
Additional performance outcomes and acceptable outcomes if involving air service – Not Applicable		
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 Waste and refuse storage areas will be appropriately screened, with all waste stored within enclosed structures to ensure it remains inaccessible to birds and bats.
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	AO4.2 – Not Applicable The Subject Site is not located within the distance from airport 0-3km sub-category of the Airport Environs Overlay.
Section C—If in the Public safety area sub-categories – Not Applicable		
Section D—If in the Light intensity sub-categories – Not Applicable		
Section E—If in the Aviation facilities sub-categories – Not Applicable		
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories – Not Applicable		

Bicycle Network Overlay Code

Overall Outcomes	Response
The Overall Outcomes of the Bicycle Network Overlay Code are:	
2a) Development contributes to the safe and efficient operation of the existing and planned bicycle network.	2a – Complies A ‘secondary cycle route’ is mapped over Rochedale Road. The proposed development does not compromise the safe and efficient operation of existing and planned bicycle routes. The development is not required to deliver a dedicated bicycle lane along Rochedale Road.
2b) Cycle routes and pathways are integrated, connected, direct, convenient, legible, safe and suitably shaded to cater for cyclists of all skill levels.	2b – Complies The Subject Site is not mapped as containing a planned bicycle route.
2c) Cycle routes are designed and constructed to fulfil the transit functions corresponding to their network classification allowing commuter and recreation cyclists to travel efficiently and safely.	2c – Complies No new cycle routes, or alterations to existing cycle routes, are proposed or required as part of the proposed development.
2d) The Riverwalk component of the bicycle network provides a continuous inner-Brisbane riverside publicly dedicated shared pedestrian and cyclist pathway; including pavement, shade trees, furniture and lighting; as well as public amenity outcomes such as shade structures, public art and viewing platforms at key locations.	2d – Complies The proposal will not impact on the Riverwalk component of the bicycle network.
2e) Development does not compromise the completion of the bicycle network.	2e – Complies The proposal does not impact any planned cycle routes.

Performance Outcomes	Acceptable Outcomes	Compliance
General		
PO1 Development contributes to the safe and efficient provision and operation of the bicycle network.	AO1 Development provides cycle routes in accordance with the bicycle network classification and design standard identified on the Bicycle network overlay map and set out in the road corridor design and off-road pathways standards of the Infrastructure design planning scheme policy. <i>Note—On a site not traversed or adjoining a route on the Bicycle network overlay map, pedestrian and cyclist movement and permeability is addressed by the Subdivision code (for reconfiguring a lot) and Centre or mixed use code or residential codes (for material change of use).</i>	AO1 – Complies The proposal does not compromise or impede the provision of the ‘secondary cycle route’ along Rochedale Road. The development is not required to deliver a dedicated bicycle lane along Waterworks Road.

Bicycle Network Overlay Code

PO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map to ensure the following are not compromised: a) the long term infrastructure for the bicycle network in the Long term infrastructure plans; b) the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan; c) the provision of long term, existing and planned infrastructure for the bicycle 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 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>	AO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map in compliance with the following: a) for long term infrastructure for the bicycle network in the Long term infrastructure plans; b) the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan; c) the standards for the bicycle network in the Infrastructure design planning scheme policy.	AO2 – Complies The bicycle network mapped by the overlay is not included in the long-term infrastructure plans or as trunk infrastructure in the LGIP. Regardless, the proposal does not compromise the bicycle network that has been mapped.
PO3 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: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the bicycle network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the bicycle network associated with development that is not assumed future urban development which is made necessary by the development.	AO3 No acceptable outcome is prescribed.	PO3 – Not Applicable The Subject Site is not located outside the priority infrastructure area.

Bicycle Network Overlay Code

<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>		
Additional performance outcomes and acceptable outcomes for a site adjacent to or traversed by the Riverwalk–Typology 1 sub-category or Riverwalk–Typology 2 sub-category- Not Applicable		

Community Purposes Network Overlay Code

Overall Outcomes	Response
The Overall Outcomes of the Community Purposes Network Overlay Code are:	
2a) Development which is assumed future urban development contributes to the completion of the Community purposes network through the provision of the existing and planned infrastructure for the parks network and land for the community facilities network in the Local government infrastructure plan.	2a – Not Applicable The development is not assumed future urban development.
2b) Development which is not assumed future urban development contributes to the completion of the Community purposes network through the provision of additional trunk infrastructure costs for long term infrastructure for the parks network and land for the community facilities network in the Long term infrastructure plans.	2b – Complies The infrastructure charges that are levied for the development will contribute to the trunk infrastructure.
2c) Development which provides existing and planned infrastructure for the Community purposes network in the Local government infrastructure plan ensures the provision, location, layout and configuration of the park and land for community facilities meets community needs and contributes quality assets.	2c – Not Applicable The development does not provide infrastructure for the Community purposes network.
2d) Development does not compromise the completion of the Community purposes network.	2d – Complies The development does not compromise the completion of the Community purposes network.

Performance Outcomes	Acceptable Outcomes	Compliance
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: a) to serve the recreational needs of Brisbane’s residents, workers and visitors on a local, district and metropolitan scale; b) to maximise recreational, visual, cultural and biodiversity values; c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; d) to meet the requirements of intended users; e) 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.	AO1 – Not Applicable The Subject Site is not located within either of the above subcategories.
PO2	AO2	AO2 – Not Applicable

Community Purposes Network Overlay Code

Development provides for the payment of additional 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: i. trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development; iii. 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>	No acceptable outcome is prescribed.	The Subject Site is not located within either of the above subcategories.
PO3 Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised: a) the long term infrastructure for the parks network in the Long term infrastructure plans and an applicable neighbourhood plan; b) the existing and planned infrastructure for the parks network in the Local government infrastructure plan; i. the provision of long term, existing and planned infrastructure for the parks network which: ii. is required to service the development or existing and future urban development in the planning scheme area; or	AO3 Development protects a park shown on the Community purposes network overlay map in compliance with the following: a) for long term infrastructure for the parks network, the Long term infrastructure plans; b) for existing and planned infrastructure for the parks network, the Local government infrastructure plan; c) the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.	AO3 – Not Applicable The Subject Site is not located within either of the above subcategories.

Community Purposes Network Overlay Code

iii. 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>		
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: a) to serve the physical, social and cultural needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; b) to maximise recreational, social and cultural values; c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; d) to meet the requirements of the intended users; e) 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.	AO4 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.	AO4 – Not Applicable The Subject Site is not located within either of the above subcategories.
PO5 Development provides for the payment of additional 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: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;	AO5 No acceptable outcome is prescribed.	AO5 – Not Applicable The subject site is not located within either of the above subcategories.

Community Purposes Network Overlay Code

ii. long term infrastructure for the land for community facilities network which is 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 the approved development clear of the area of long term infrastructure, may be imposed.</i>	AO6 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.	AO6 – Not Applicable The Subject Site is not located within either of the above subcategories.

Road Hierarchy Overlay Code

Overall Outcomes	Response
The Overall Outcomes of the Road Hierarchy Overlay Code are:	
2a) Development contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane's public domain.	2a – Complies The proposal will not detrimentally impact the external road network. Safe and efficient vehicular access via Rochedale Road will be realised.
2b) Development accessing roads is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists.	2b – Complies The number of vehicles entering and exiting the Subject Site will have a negligible impact to the function, flow or capacity of the road network.
2c) Development that changes the function of a road by generating traffic does so such that the new function of the road in the hierarchy is compatible with the surrounding road hierarchy and where necessary is reconstructed to meet its new design parameters.	2c – Complies The proposal does not change the function of Rochedale Road.
2d) Development that provides a new road internal and connecting to the road hierarchy complements or completes the existing road hierarchy.	2d – Not Applicable A new public road is not proposed.
2e) Development does not compromise the completion of the road hierarchy.	2e – Complies The proposal does not compromise the completion of the road hierarchy.
2f) Development ensures that land uses are located to support and implement a safe and efficient road hierarchy facilitating the efficient movement of people and goods.	2f – Complies Safe and efficient vehicular access to the Subject Site has been achieved.

Performance Outcomes	Acceptable Outcomes	Compliance
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.	AO1.1 – Complies Access to the proposed development is achieved via a suburban road. The proposed development has the potential to generate higher volumes of vehicular traffic.
	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 Rochedale Road is not identified as 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.	AO1.3 – Complies The development achieves vehicular access via the lowest order road that the Subject Site fronts, that being Rochedale Road.
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	AO1.4 – Complies The development is restricted to left in left out.
	AO1.5	AO1.5 – Not Applicable

Road Hierarchy Overlay Code

	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.	The Subject Site does not contain 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.	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 traffic generated by the proposed development is consistent with the road hierarchy classification of Rochedale Road, being a Suburban classified road.
	AO2.2 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>	AO2.2 – Complies The development has been strategically designed to ensure that it does not adversely impact the transport network (refer Appendix H).
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 – Complies A trunk land dedication along the entire site frontage is proposed.
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: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;	AO3A No acceptable outcome is prescribed.	PO3A – Not Applicable Additional trunk infrastructure costs are not applicable as the development does rely on any future trunk infrastructure to be provided.

Road Hierarchy Overlay Code

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>		
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 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>	AO4 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.	AO4 – Complies A trunk land dedication along the entire site frontage is proposed.
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy – Not Applicable		

Streetscape Hierarchy Overlay Code

Overall Outcomes	Response
The Overall Outcomes of the Streetscape Hierarchy Overlay Code are:	
2a) Development ensures that verges are wide enough to support high levels of pedestrian movement and have sufficient space to accommodate large subtropical street tree plantings.	2a – Complies A minimum 3.75m wide verge width will be delivered along the entire site frontage. For the exception of street tree planting, no other verge improvements are proposed or required.
2b) Development ensures that existing street trees are retained and new subtropical tree species in the verge make a significant contribution to shade tree cover and carbon sequestration.	2b – Complies Where feasible, existing street trees will be retained. The planting of new street trees is proposed.
2c) Development ensures that subtropical planting reinforces city gateways, thresholds and nodes.	2c – Complies The Subject Site is not located in the city gateways, thresholds or nodes.
2d) Development ensures that verges comprise consistent and high-quality treatments with improved footpaths and increased shade and shelter appropriate to their anticipated pedestrian use and where the use will change from the current zone.	2d – Complies Where required, verge upgrades will be provided.
2e) Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all ages and abilities throughout sites and throughout neighbourhoods.	2e – Complies The proposed development achieves safe, direct and convenient access for pedestrian seeking to access the site from Rochedale Road.
2f) Development maintains options for the safe movement of wildlife along a corridor.	2f – Complies The development does not impact wildlife movements. The Subject Site does not contain any wildlife corridors.

Performance Outcomes	Acceptable Outcomes	Compliance
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 A minimum 3.75m wide verge width will be provided along the entire site frontage.
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	AO2.1 Development ensures that existing street trees are retained and protected.	AO2.1 – Complies There are no street trees located in front of the Subject Site.
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO2.2 – Complies Where required, streetscape works will be constructed in accordance with the Infrastructure Design Planning Scheme Policy.
Section B—If for assessable development		
PO3	AO3.1	AO3.1-AO3.3 – Not Applicable

Streetscape Hierarchy Overlay Code

Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: a) facilitates a high level of pedestrian movement and activity; b) enforces the sense of arrival to individual precincts and major connections; c) provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	Development ensures that a corner land dedication is provided: i. where identified in the Streetscape hierarchy overlay map; ii. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy. 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.	A corner land dedication is not required as the Subject Site is not identified as a 'corner lot'.
If in or on a site adjoining the Wildlife movement solution sub-category		
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	AO4 Development ensures that infrastructure solutions are: a) provided at the locations identified on the Streetscape hierarchy overlay map; b) designed to: i. account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; ii. achieve physical separation of native wildlife and the road; iii. adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code. Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.	AO4 – Not Applicable The Subject Site is not in or adjoining the Wildlife Movement Solution Sub-category.

Streetscape Hierarchy Overlay Code

Landscape Work Code

Overall Outcomes	Response
The Overall Outcomes for the Landscape Work Code are:	
2a) Landscape work retains, protects and integrates significant on-site vegetation into development design.	2a – Complies All existing vegetation on the Subject Site will be removed to permit the construction of the proposed development.
2b) Landscape work ensures acoustic barriers and landscaping create effective buffers to adjacent sites.	2b – Complies Landscape buffers are not required or proposed. Landscaping is not required to be integrated with acoustic barriers.
2c) Landscape work is sustainable, effective, functional and safe through appropriate maintenance, design for climate, structural considerations and growing media.	2c – Complies The landscape design incorporates subtropical species that are appropriate to Brisbane's climate and the built form. Planter depths, growing media, drainage and irrigation arrangements will support long-term plant health, maintenance and safe integration with the building structure.
2d) Landscape work ensures planting species selection is appropriate to the planting environment, climate and development setting, long-term performance, and balances the intended form and scale of the development.	2d – Complies The planting species have been selected to suit the location of the proposed landscaping throughout the development. Plant species have been selected to ensure maximise preservation and longevity.
2e) Landscape work in artificial growing environments is designed, installed and maintained to ensure the intended functional and aesthetic outcomes required for the development are achieved and sustained over the long term.	2e – Not Applicable Artificial growing environments are not proposed.

Performance Outcomes	Acceptable Outcomes	Compliance
PO1 Development ensures that trees are protected from development impacts.	AO1.1 Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.	AO1.1 – Not Applicable All existing vegetation on the Subject Site is to be removed. Accordingly, tree protection measures under AS 4970-2009 are not required.
	AO1.2 Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: a) vegetation damaged as a result of the development; b) vegetation requiring pruning of branches and/or roots.	AO1.2 – Not Applicable No tree surgery or pruning is required.
PO2 Development provides acoustic barriers and long fences along street frontages which: a) are enhanced by appropriate planting;	AO2.1 Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site:	AO2.1 – Complies Acoustic barriers are not proposed fronting Rochedale Road.

Landscape Work Code

b) are of high visual quality; c) are designed for longevity; d) provide maintenance access and promote pedestrian permeability in appropriate circumstances.	a) is designed in compliance with the standards in the Infrastructure design planning scheme policy; b) incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; c) incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site; d) incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.	
	AO2.2 Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: a) species in accordance with the Planting species planning scheme policy; b) a minimum of 2 tier planting.	AO2.2 – Complies Planting buffers are not required.
PO3 Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	AO3 Development ensures that a landscape buffer required by a use code incorporates: a) species in accordance with the Planting species planning scheme policy; b) a minimum of 2 tier planting.	AO3 – Complies Landscape buffers are not required by the relevant development code.
PO4 Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.	AO4.1 Development provides growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy. <i>Note—Notations of proposed growing media and soil volume calculations for the documented mature vegetation size and scale may assist in demonstrating compliance with the acceptable outcome.</i>	AO4.1 – Complies Growing media and volumes for landscaped areas will be designed in accordance with the Landscape Design Planning Scheme Policy.
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	AO4.2 – Complies Species have been selected for their long-term performance.
	AO4.3 Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	AO4.3 – Complies Podium planting will be established in accordance with the Infrastructure Design Planning Scheme Policy.
PO5	AO5.1	AO5.1 – Complies

Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	Development incorporates a plant selection along a pathway which ensures: a) a clear trunk height of minimum 1.8m at maturity; b) a shrub height of maximum 1m at maturity. <i>Refer to the Crime prevention through environmental design planning scheme policy.</i>	Plant selection along pathways does not impact wayfinding.
	AO5.2 Landscaping and mounding do not interfere with visibility along a pathway. <i>Refer to the Crime prevention through environmental design planning scheme policy.</i>	AO5.2 – Complies Plant selection along pathways does not impact wayfinding.
PO6 Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	AO6 Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area. <i>Note—Cues could include changes in levels, surface or landscape treatment or fencing.</i>	AO6 – Complies Landscaping has been selected to provide cues on site particularly to the entrance to the building.
PO7 Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including: a) screening and buffering; b) street presentation; c) shading; d) amenity.	AO7 Development provides species in accordance with the Planting species planning scheme policy.	AO7 – Complies The development includes species selection in accordance with the Planting Species Planning Scheme Policy.
PO8 Development provides planting densities and stock sizes which are optimised to: ▪ reduce maintenance and erosion; ▪ achieve amenity and ecological outcomes; ▪ provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to</i>	AO8.1 Development provides planting densities and stock sizes when planting in natural ground which achieves: a) full coverage of the mulched planting areas within 2 years; b) 95% coverage of the extent of the elevation within 2 years where for green facades.	AO8.1 – Complies Planting densities and stock sizes will be carried out in accordance with AO8.1 of this code.
	AO8.2 Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	AO8.2 – Not Applicable Artificial growing environments are not proposed.

Landscape Work Code

<i>demonstrate compliance with the performance outcome and acceptable outcomes.</i>		
PO9 Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	AO9.1 Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	AO9.1 – Complies Species of trees located in car parking areas have been selected in accordance with the Planting Species Planning Scheme Policy.
	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	AO9.2 – Complies The development includes robust plant species to be placed within car parking areas. Wheel stops will be utilised.
PO10 Development for a shade structure does not compromise landscape outcomes.	AO10 Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	AO10 – Complies All trees located in car parking areas receive full natural light.
PO11 Development involving the construction of retaining walls provides for: a) safety; b) an attractive appearance appropriate to the surrounding area; c) easy maintenance; d) longevity; e) minimal water seepage impacts.	AO11 Development of a retaining wall: a) is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland; b) incorporates planting areas.	AO11 – Complies All retaining walls will be appropriately tiered and landscaped where feasible.
PO12 Development provides for: ▪ water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; ▪ drainage and stormwater management measures to reduce any adverse impacts on the landscape; ▪ stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; ▪ reticulated irrigation to all artificial growing environments. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.	AO12.1 – Not Applicable Artificial growing environments are not proposed.
	AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised, and is in accordance with the standards in the Landscape design planning scheme policy.	AO12.2 – Complies On site stormwater harvesting is not proposed. Landscaped areas can be appropriately irrigated using reticulated water.
	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained. <i>Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.</i>	AO12.3 – Complies All landscaped areas will be adequately drained.
	AO12.4	AO12.4 – Complies

Landscape Work Code

	Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	Landscaped areas will receive direct rainfall, which will provide direct irrigation to trees, plants and shrubs.
PO13 Development provides landscaping and supporting growing environments which: a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	AO13.1 Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	AO13.1 – Not Applicable The development does not include turfed areas.
	AO13.2 Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.	AO13.2 – Not Applicable The development does not utilise tank water to irrigate landscaped areas.
	AO13.3 Development provides one hose cock within each private landscape and recreation area.	AO13.3 – Not Applicable The development does not contain outdoor private landscaped areas.
	AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	AO13.4 – Complies The Subject Site is not impacted by overland flow.
	AO13.5 Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	AO13.5 – Not Applicable Artificial growing environments are not proposed.
	AO13.6 Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	AO13.6 – Not Applicable Artificial growing environments are not proposed.
	AO13.7 Development ensures that artificial growing environments are designed to allow for flush out.	AO13.7 – Not Applicable Artificial growing environments are not proposed.
	AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	AO13.8 – Complies Irrigation systems will spray water on landscaped areas only.
PO14 Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	AO14 Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	AO14 – Complies Landscaping on site will not impact above ground or underground infrastructure.
PO15 Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function.	AO15.1 Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.	AO15.1 – Not Applicable Artificial growing environments are not proposed.
	AO15.2	AO15.2 – Not Applicable

Landscape Work Code

<i>Note—Guidance is provided in the Landscape design planning scheme policy.</i>	Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	Artificial growing environments are not proposed.
PO16 Development incorporating a rooftop garden provides landscaping that: a. is integrated into the rooftop garden design; b. ensures that landscaped open spaces dominate the built form elements; c. contributes to shade of communal open space; d. enhances the visual amenity and function of different rooftop garden spaces; e. contributes to greening the building appearance 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>	AO16.1 Development incorporating a rooftop garden provides landscaping that includes: a. planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building; b. a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy; c. suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years.	AO16.1 – Not Applicable Rooftop gardens are not proposed.
	AO16.2 Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are: a. a minimum 75% open to the sky; b. provided in addition to any artificial soft landscape features.	AO16.2 – Not Applicable Rooftop gardens are not proposed.

Outdoor Lighting Code

Overall Outcomes	Response
The Overall Outcomes for the Outdoor Lighting Code are:	
2a) Outdoor lighting efficiently lights a desired area while minimising the adverse impacts of spill lighting on adjoining uses.	2a – Complies All outdoor lighting will be constructed and managed in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.
2b) Outdoor lighting does not create an adverse impact on the behaviour of native fauna.	2b – Complies All outdoor lighting will not have an adverse impact on fauna.

Performance Outcomes	Acceptable Outcomes	Compliance
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>	AO1.1 – Complies Outdoor lighting will be constructed and maintained in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.
	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.	AO1.2 – Not Applicable No flood lights are proposed.

Wastewater Code

Overall Outcomes	Response
The Overall Outcomes of the Wastewater Code are:	
2a) Development incorporates an on-site wastewater system that is suited to the site and the nature of the development.	2a – Not Applicable The proposal will be connected to the reticulated sewerage system and does not require an on-site wastewater system.
2b) Development does not adversely impact the environmental values of surface water and groundwater as a result of the installation and operation of an on-site wastewater system.	2b – Not Applicable The proposal will be connected to the reticulated sewerage system and does not require an on-site wastewater system.
2c) Development does not increase the public health risk due to normal operation or any foreseeable circumstances.	2c – Not Applicable The proposal will be connected to the reticulated sewerage system and does not require an on-site wastewater system.
2d) Development incorporates measures for sustainable use of effluent to irrigate plants via a sub-surface irrigation system.	2d – Not Applicable The proposal will be connected to the reticulated sewerage system and does not require an on-site wastewater system.

Performance Outcomes	Acceptable Outcomes	Compliance
PO1 Development ensures that the intensity and scale of the change of use of premises does not: (a) increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the system or increasing the cumulative effect of systems in the locality; (b) increase any health risks during a system failure; (c) deteriorate the water quality of existing or proposed water supplies; (d) limit the sustainable disposal of domestic effluent.	AO1 Development ensures that the proposed disposal system complies with the requirements of: (a) the <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i>; (b) AS/NZS 1547:2012 On-site domestic wastewater management; (c) <i>Plumbing and Drainage Act 2018</i>; (d) the Queensland plumbing and wastewater code. <i>Note—This is to be verified by a competent person and verification submitted to the Council with the development and plumbing application.</i>	AO1 – Complies The proposal will be connected to reticulated sewerage.
PO2 Development ensures that the lot size, configuration of new lots and location of the system allows for the efficient disposal of domestic effluent in a manner that:	AO2.1 Development is on a lot with a minimum size of 2,000m ² or the minimum lot size specified for the relevant zone in the Subdivision code, whichever is the greater.	AO2.1 – Complies The proposal will be connected to reticulated sewerage.
	AO2.2	AO2.2 – Complies The proposal will be connected to reticulated sewerage.

(a) minimises any adverse ecological impacts, particularly on any nearby sensitive receiving environments; (b) limits any health risks during a system failure by ensuring that the water quality of existing or proposed water supplies remains unaffected along with the sustainable disposal of domestic effluent.	Development ensures that the proposed on-site effluent disposal system is located on the lot in accordance with the: (a) secondary standards in Table A6 of the Interim Code of Practice for On-site Sewage Disposal; (b) <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i>; (c) AS/NZS 1547:2012 On-site domestic wastewater management, (d) <i>Plumbing and Drainage Act 2018</i>; (e) Queensland plumbing and wastewater code.	
	AO2.3 Development ensures that the proposed on-site effluent disposal system is sub-surface and located on land: (a) with a slope of less than 15%, or where the land is terraced to receive the full disposal area; (b) no closer than 150m to the limit of the ponded waters of a water supply reservoir or a town water intake; (c) above 1.7m AHD or above the Q20 flood levels, whichever is the higher and not within 9m horizontal distance of this level; (d) no closer than 25m to a cut or embankment.	AO2.3 – Complies The proposal will be connected to reticulated sewerage.
	AO2.4 Development ensures that the proposed sub-surface on-site effluent disposal system is not located: (a) on soils with permeabilities less than 1.06m/day or greater than 3.5m/day; (b) within 0.6m of a permanent watertable; (c) within 1m of bedrock; (d) on land composed mainly of sand, gravel, fractured rock or heavy clay.	AO2.4 – Complies The proposal will be connected to reticulated sewerage.
	AO2.5 Development ensures that a reserve land application area of up to 100% of the design area is available on the lot.	AO2.5 – Complies The proposal will be connected to reticulated sewerage.
	AO2.6 Development ensures that the irrigation area is not separated from the dwelling by features such as gullies, creeks, dams, roads or driveways.	AO2.6 – Complies The proposal will be connected to reticulated sewerage.