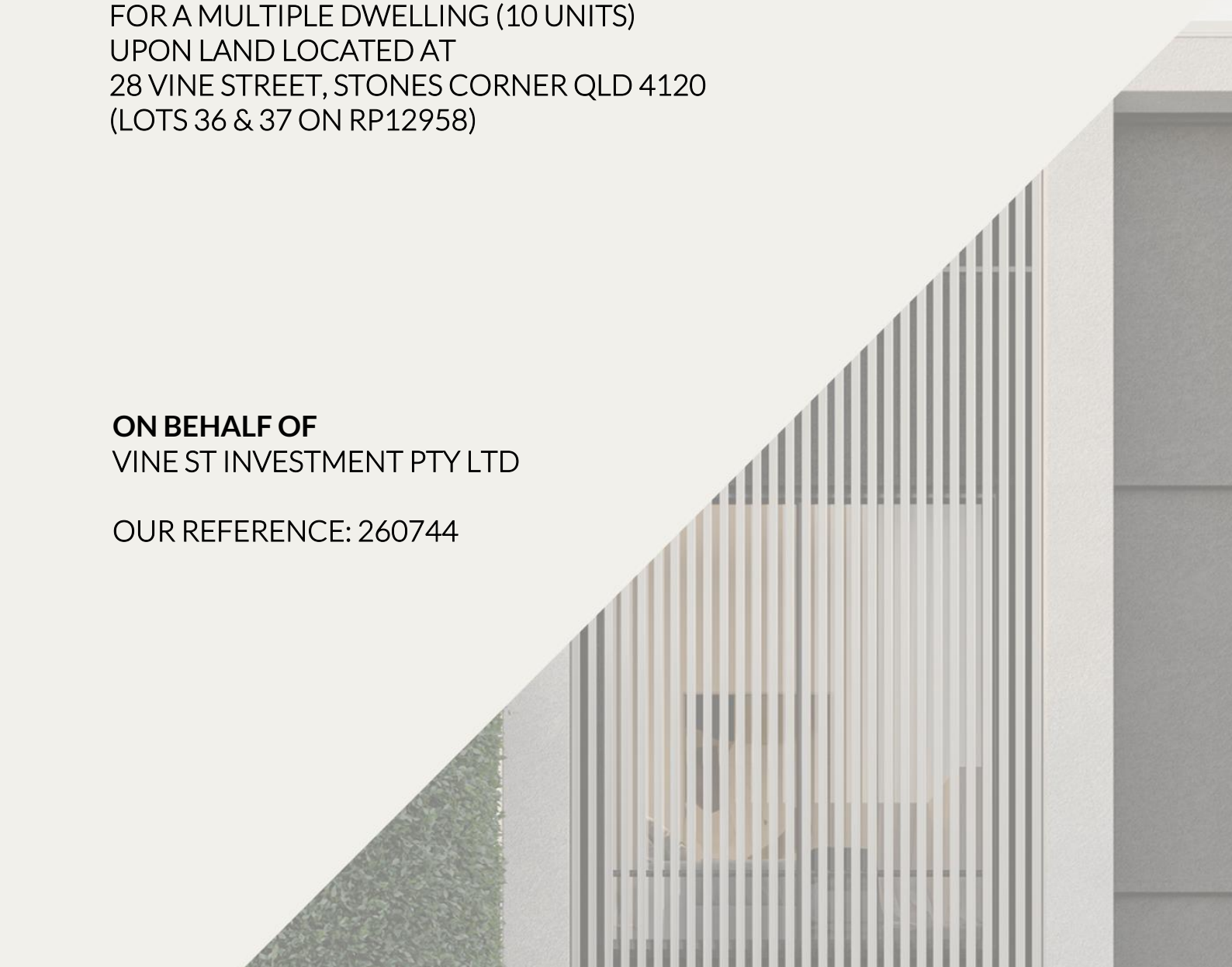
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TOWN PLANNING REPORT
IMPACT ASSESSABLE DEVELOPMENT APPLICATION

MATERIAL CHANGE OF USE
(DEVELOPMENT PERMIT)
FOR A MULTIPLE DWELLING (10 UNITS)
UPON LAND LOCATED AT
28 VINE STREET, STONES CORNER QLD 4120
(LOTS 36 & 37 ON RP12958)



ON BEHALF OF
VINE ST INVESTMENT PTY LTD

OUR REFERENCE: 260744

PROJECT DETAILS

Applicant:	Vine St Investment Pty Ltd
Project Address:	28 Vine Street, Stones Corner QLD 4120
TPA Project Number:	260744
TPA Project Contact:	Vu Nguyen Tom Kedda Melissa Grant

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1	3	Town Planning Alliance Pty Ltd
1	3	Brisbane City Council
1	3	Vine St Investment Pty Ltd

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1 EXECUTIVE SUMMARY

This report is submitted on behalf of *Vine St Investment Pty Ltd* in support of a Development Application seeking Council approval for a Material Change of Use (Development Permit) for a Multiple dwelling (10 Units) upon land located at 28 Vine Street, Stones Corner QLD 4120, more particularly described as Lots 36 & 37 on RP12958.

The report addresses the merits of the proposal against the relevant provisions of *the Brisbane City Plan 2014* (v37), the *Planning Act 2016* and other applicable legislation.

The subject site comprises a rectangular shaped allotment of approximately 810m^2 and currently accommodates a post-1946 unit block, which will be removed 'as of right' to facilitate the proposed development. The proposal represents a contextually appropriate development that will contribute positively to the diversity of housing within the surrounding locality.

Under *the Brisbane City Plan 2014*, the subject site is identified within the 3 or 4 storey mix precinct of the LMR2 Low-medium density residential zone as well as the Eastern corridor neighbourhood plan. Importantly, the purpose of the Low-medium density residential zone is to provide for:

> *"a variety of low to medium density dwelling types, community uses, and small-scale services, facilities and infrastructure, to support local residents."*

The proposed development is considered to meet the intent of both the Low-medium density residential zone code and the Eastern corridor neighbourhood plan code, given the development:

- Provides a built form and scale consistent with the established and intended Low-medium density residential character;
- Allows for deep planting opportunities and provides sufficient private open space, ensuring high-quality living outcomes for future residents; and
- Contributes to the diversity of housing within the area, supporting housing choice and affordability objectives.

In summary, the proposal seeks to redevelop the subject site to facilitate the construction of Multiple dwelling consisting of 10 units. The development represents a contextually appropriate housing outcome, consistent with similar approvals and the established built form within the surrounding area. Moreover, the proposed development seeks to contribute to the diversity and availability of housing within the local community. Specifically, the proposed development is intended to be delivered as a "Built to Rent" product within the next two years which could provide for housing up to 44 people depending on household size. The design has been carefully considered to ensure it does not prejudice the future development potential of adjoining properties and is undertaken in a reasonable and compatible manner.

Overall, the proposal is consistent with the relevant provisions of *the Brisbane City Plan 2014* and is therefore considered to warrant approval, subject to reasonable and relevant conditions.

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2 PROJECT OVERVIEW

<table>
<tr><td>Applicant Name</td><td colspan="3">Vine St Investment Pty Ltd</td></tr>
<tr><td>Site Address</td><td colspan="3">28 Vine Street, Stones Corner QLD 4120</td></tr>
<tr><td>Real Property Description</td><td colspan="3">Lots 36 & 37 on RP12958</td></tr>
<tr><td>Area of Site</td><td colspan="3">810m^2</td></tr>
<tr><td>Development Scheme</td><td colspan="3">Brisbane City Plan 2014 – Version 37</td></tr>
<tr><td>Zone</td><td colspan="3">LMR2 Low-medium density residential (3 or 4 storey mix)</td></tr>
<tr><td>Neighbourhood Plan</td><td colspan="3">Eastern corridor neighbourhood plan</td></tr>
<tr><td>Proposed Development</td><td colspan="3">Material Change of Use for a Multiple dwelling (10 units)</td></tr>
<tr><td rowspan="5">Application Type</td><td rowspan="2">Aspects of Development</td><td colspan="2">Type of Approval Required</td></tr>
<tr><td>Preliminary Approval</td><td>Development Permit</td></tr>
<tr><td>Material Change of Use</td><td></td><td>✓</td></tr>
<tr><td>Reconfiguration of a Lot</td><td></td><td></td></tr>
<tr><td>Building Work</td><td></td><td></td></tr>
<tr><td>Operational Work</td><td></td><td></td></tr>
<tr><td>Level of Assessment</td><td colspan="3">Impact Assessment</td></tr>
<tr><td>Pre-lodgement / Consultation History</td><td colspan="3">N/A</td></tr>
<tr><td>Public Notification</td><td colspan="3">Yes – 15 business days</td></tr>
<tr><td rowspan="2">Referral Agencies</td><td colspan="2">Referral Agency</td><td>Trigger</td></tr>
<tr><td colspan="2">N/A</td><td>N/A</td></tr>
<tr><td>Specialist Reports</td><td colspan="3">▪ Architectural Proposal Plans prepared by Mullarch Architecture;
▪ Civil Engineering Report prepared by Burchills;
▪ Concept Civil Plans prepared by Burchills; and
▪ Landscape Concept Plan prepared by AGLA.</td></tr>
<tr><td>Applicant Contact</td><td colspan="3">Melissa Grant / Tom Kedda</td></tr>
<tr><td>Applicant Email</td><td colspan="3">eda@tpalliance.com.au</td></tr>
</table>

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3 BACKGROUND & SITE CHARACTERISTICS

3.1 Site Details

Site Address	28 Vine Street, Stones Corner QLD 4120
Real Property Description	Lots 36 & 37 on RP12958
Area of Site	810m^2
Zone	LMR2 Low-medium density residential (3 or 4 storey mix)

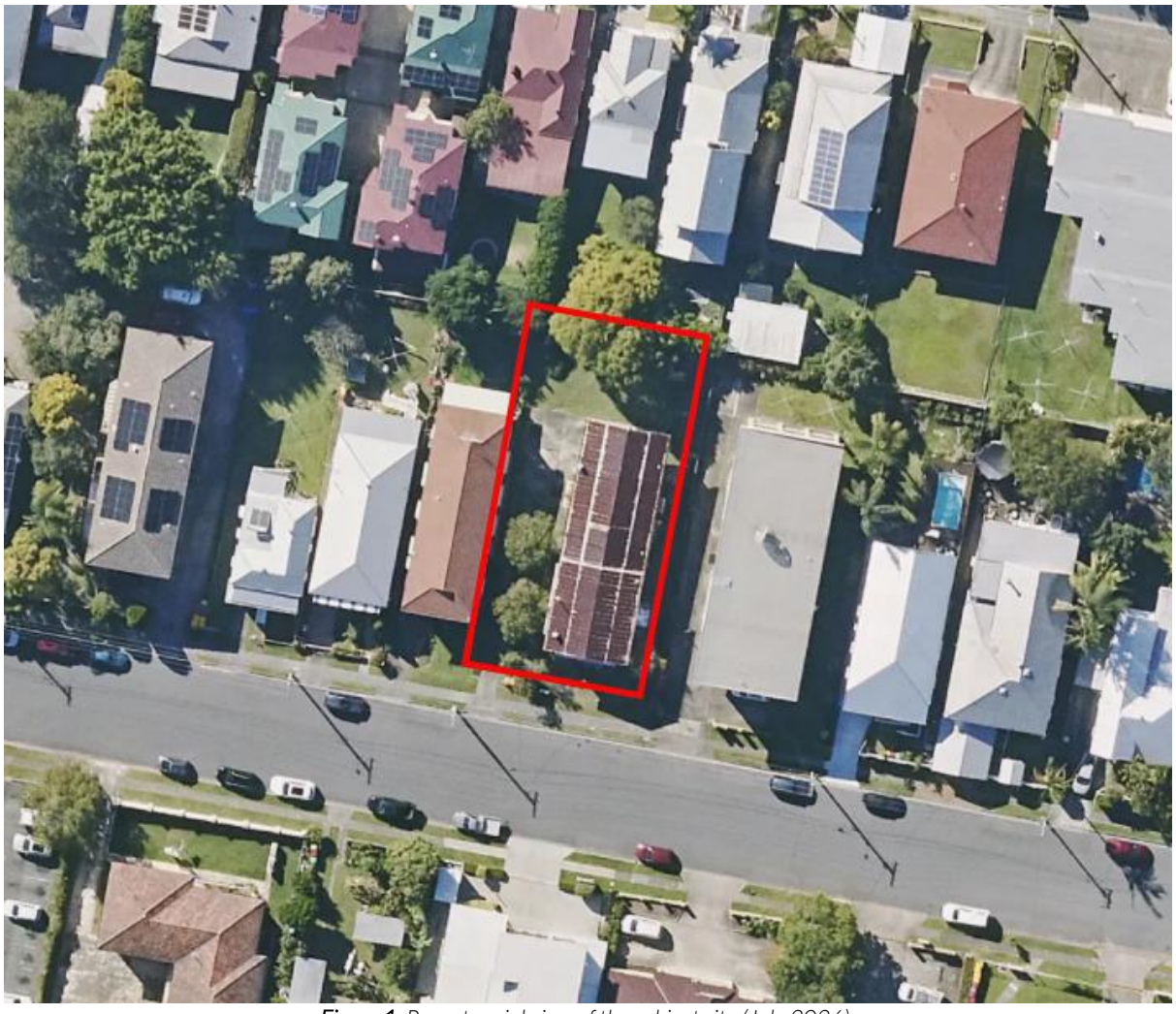


Figure 1: *Recent aerial view of the subject site (July 2026).*

3.2 Location

Under the *Brisbane City Plan 2014 (v37)*, the property is identified within the 3 to 4 storey mix precinct of the LMR2 Low-medium density residential zone category and within the Eastern corridor neighbourhood plan. As per Figure 2 below, the surrounding locality is predominantly included within the Low-medium density residential zone with Mixed use and District centre zoning fronting Logan Road to the west and Character residential zoning to the south.

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Figure 2: Surrounding zoning designations.

3.3 Site Characteristics

The subject site is a rectangular shaped allotment with single street frontage to Vine Street of approximately 20m. The subject site is currently improved by a double-storey detached Multiple dwelling which is proposed to be removed in order to facilitate the development.

3.3.1 Vegetation

The site is not mapped within the Biodiversity or Environmental Significance overlays and does not contain vegetation protected by local law. As illustrated in Figure 1, the subject site is devoid of any significant vegetation, and there are no conditions arising from development history affecting the site.

3.3.2 Topography

The subject site experiences a topographical crossfall of from approximately 14m AHD at the eastern boundary to approximately 12.5m AHD at the western boundary.

3.3.3 Infrastructure / Services

The subject site is located within a well-established area and therefore has adequate access to all necessary services, including Council's reticulated water supply, sewer, electricity and telecommunications.

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3.3.4 Flooding

As per both the Flood overlay and Flood awareness mapping, the subject site is not subject to any known flood constraints.

3.3.5 Road Hierarchy

Vine Street is identified as a Neighbourhood road (minor) under the Road hierarchy overlay mapping.

3.3.6 Easements / Encumbrances

The site is not burdened by any known easements or encumbrances.

3.4 Site History

A summary of the relevant development history over the subject site is detailed below.

- A005315355 | November 2020 – Multiple dwelling
  On 27 November 2020, Brisbane City Council granted a Development Permit for the Material Change of Use for a Multiple dwelling (4 units) over the subject site. The development approval remains valid until midnight on 26 August 2028 in accordance with the relevant currency period and the COVID-19 Ministerial Extensions. However, the approval is unlikely to be enacted due to the revised development proposal which forms this application.

No other relevant history was sighted at the time of drafting this report.

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4 PROPOSAL

The proposal seeks to redevelop the subject site to facilitate the construction of Multiple dwelling consisting of 10 units. The development represents a contextually appropriate housing outcome, consistent with similar approvals and the established built form within the surrounding area. Moreover, the proposed development seeks to contribute to the diversity and availability of housing within the local community. The design has been carefully considered to ensure it does not prejudice the future development potential of adjoining properties and is undertaken in a reasonable and compatible manner.

4.1 Development Overview

As illustrated within the enclosed Architectural Proposal Plans prepared by *Mullarch Architecture*, the development seeks to establish a Multiple dwelling consisting of 10 units on the site, designed to be generally compliant with the relevant provisions of the Multiple dwelling code.

Specifically, the proposal includes the following key elements:

- A new multiple dwelling development comprising 10 units with a mix of 2 & 3-bedroom options;
- A compliant car parking design inclusive of 13x resident spaces and 3x visitor bays;
- Secure bicycle parking for residents and bicycle spaces for visitors;
- A total site coverage of of approximately 59.5% of the site area;
- Landscaping opportunities comprising approximately 187.88m^2 (23.21% of the site area); and
- Bulk bins for once weekly waste collection in accordance with Brisbane City Council's Refuse planning scheme policy.



Figure 3: Artistic impression of proposed development as viewed from Vine Street

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4.2 Building Height

The proposed development has a built form of four (4) storeys with an approximate height of 15.7m measured at the highest point from the natural ground line (NGL).

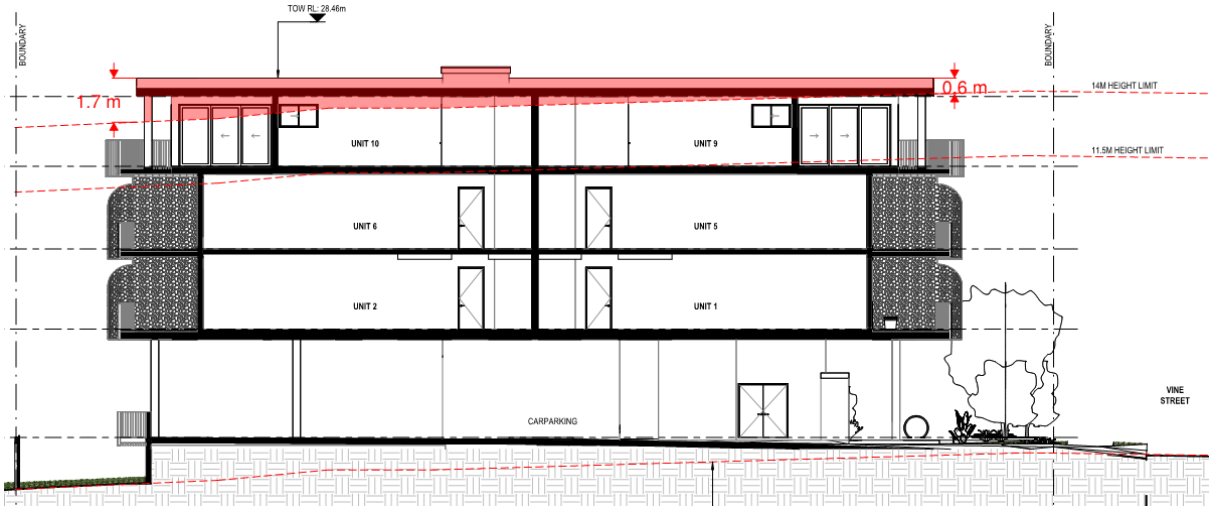


Figure 4: Proposed section illustrating the height of the development with the encroachment outlined in red.

It is acknowledged that the applicable height provisions for the site are contained within the Multiple dwelling code. Particularly, Acceptable Outcome AO4.1 of the Multiple dwelling code specifies that the number of storeys and building height is to be in accordance with Table 9.3.14.3.B, which indicates an allowable building height of 4 storeys & 14m above natural ground level (NGL) for sites identified as a "Key Location". As such, given the proposed development exceeds 14m in height, assessment is therefore required against PO4 of the Multiple dwelling code, which states as follows:

> *PO4*
> *Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:*
>
> *a. consistent with the anticipated density and assumed infrastructure demand;*
> *b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street;*
> *c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development;*
> *d. designed to avoid a significant and undue adverse amenity impact to adjoining development;*
> *e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites;*
> *f. considerate of street conditions, the topography of the area and site slope;*
> *g. designed to maintain significant view points and corridors;*
> *h. designed and orientated to retain solar access to key public spaces and adjoining buildings.*

Whilst the proposal does not exceed four (4) storeys, it is acknowledged that the building marginally exceeds the 14m height limit. Importantly, the majority of the development presents at or near the prescribed height, with the height exceedance at the street frontage limited to approximately 0.6m. The maximum exceedance of approximately 1.7m occurs at the rear of the building, away from the public realm and where it has a materially reduced visual presence. As illustrated in Figure 4 above, the proposed development is therefore considered to achieve the overarching intent of Performance Outcome PO4, notwithstanding the minor non-compliance, for the following reasons:

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- Achieves the intended outcome for the Low-medium density residential zone through the provision of Multiple dwellings an contributes to the range of housing options available within the locality, thereby supporting housing diversity;

- Improves the amenity of the neighbourhood plan area through achievement of high-quality architecture and landscape design. The building adopts the use of significant recesses and variations in the building form, a mix of building materials and finishes and extensive design elements such as balconies, integrated landscaping and screening. This, along with the use of quality ground level landscaping, ensures a high level of amenity and a visually balanced built form is achieved;

- The proposed development is consistent with the anticipated density and assumed infrastructure demand, achieving a low-medium density form in keeping with the intended outcome for the Low-medium density residential zone;

- Designed to avoid a significant and undue adverse amenity impact to adjoining development with the proposal providing suitable setbacks and interfaces with the adjoining properties with respect to access to sunlight and daylight.

- The built form has been arranged so that the greatest intensity is directed towards the eastern boundary adjacent to the existing Multiple Unit Dwelling (MUD), while the western interface with the existing dwelling is moderated through upper-level setbacks and a roof form that falls away to the west, reducing visual bulk and potential amenity impacts.

- The proposal maintains a built form of 4 storeys in accordance with the prescribed requirements and will present as 4 storeys when viewed from the street. As such, the marginal exceedance in height, which is limited to the roof form and largely due to the natural topography of the site which falls away from the street, will not result in an overbearing development on the locality;

- Sited to enable existing and future buildings to be well separated from each other and avoids affecting the potential development of an adjoining site with the proposal providing for suitable setbacks and interfaces with the adjoining properties; and

- The streetscape is characterised by several existing multi-unit developments as detailed in Figure 5 below. As such, the proposed building height is consistent with the immediate locality and will be aligned with community expectations.



Figure 5: *Surrounding multiple unit developments highlighted in red.*

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Importantly, the proposed development has been strategically designed to respond to the subject site's designation as a "Key Location" under Schedule 1 of the *Brisbane City Plan 2014* and the revised development provisions introduced through the "More Homes, Sooner" Major Amendment Package. The proposal therefore seeks to deliver a built form outcome that reflects the increased density and housing opportunities contemplated for well-located sites. Notably, the development is intended to be retained by the builder/developer and operated as a long-term rental asset, ensuring the ongoing provision of additional housing stock rather than short-term market turnover. This outcome aligns with the broader strategic objective of increasing housing choice and rental supply in locations with convenient access to services, employment and public transport.

It should also be noted that the building has been designed to accommodate the operational requirements of an RCV vehicle within the front portion of the site. The clearance necessary to facilitate vehicle access, together with the natural fall of the land towards the rear, contributes to the minor height exceedance, which is confined to the roof form and does not increase the perceived bulk of the building.

Notwithstanding this variation, the development maintains a built form that is consistent with the intended scale and character of the locality. The height, bulk and scale of the building are comparable to existing and emerging development within the surrounding area, while the articulated design and compliant setbacks ensure impacts relating to overshadowing, overlooking, visual dominance and residential amenity remain appropriately managed. Adequate access to natural light, ventilation and outlook is retained for both the subject development and adjoining properties, with visual and acoustic privacy achieved through careful building design and window placement.

Overall, the proposed development satisfies the intent of PO4, as the minor and localised exceedance is limited to the roof form, arises from legitimate site and operational constraints and does not result in any adverse impacts on the amenity or character of the surrounding area. Accordingly, the proposal achieves an appropriate height outcome consistent with the objectives of the Multiple dwelling code.

Moreover, it is acknowledged that the applicable interface and transition provisions for the site are contained within the relevant Neighbourhood Plan Code. In particular, AO6 seeks to provide an appropriate transition to adjoining residentially zoned land by limiting building height within nominated setback bands from the common property boundary.

As demonstrated on the submitted plans, portions of the proposed development do not strictly comply with the building height transition requirements prescribed by AO6. Assessment is therefore required against PO6, which states as follows:

> *PO6*
> *Development, except where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), provides a transition to surrounding residential areas and does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences.*

Whilst the proposal does not strictly comply with the building height transition provisions prescribed by AO6, the proposed development is considered to achieve the intent of PO6 for the following reasons:

- The proposal provides an appropriate transition to surrounding residential development through the provision of compliant setbacks, substantial landscaping and a highly articulated built form which assists in reducing the perceived scale and bulk of the building when viewed from adjoining properties;

- The building incorporates significant recesses, balconies, varied building materials and changes in plane which visually break down the overall mass of the development and avoid the presentation of a continuous or dominant built form along the site boundaries;

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- The proposed development has been designed having regard to the site's designation as a Key Location, which anticipates a higher density residential outcome and increased building scale in proximity to services, employment opportunities and public transport infrastructure. The proposed built form therefore reflects the strategic planning intent for the site whilst maintaining a respectful interface with adjoining residential properties;

- The variation to AO6 does not result in an overbearing appearance. Although portions of the building extend beyond the prescribed transition controls, the development remains limited to four (4) storeys and is consistent with the anticipated scale of development envisaged for the locality. Furthermore, the exceedance largely relates to the upper portions of the building and roof form and does not materially increase the perceived bulk of the development;

- Privacy impacts have been appropriately mitigated through building separation distances, setback treatments, landscaping and the careful placement and design of windows and balconies. The proposal therefore avoids any significant adverse overlooking impacts on adjoining residential properties;

- The development has been designed to maintain an appropriate level of residential amenity for adjoining properties, with no unacceptable impacts arising in relation to overshadowing, outlook, access to natural light or ventilation; and

- The combination of building articulation, landscaping, setbacks and screening ensures the development integrates appropriately with its residential context and provides an acceptable transition between the proposed multiple dwelling development and adjoining residential land.

Accordingly, whilst the proposal does not strictly comply with the numerical building height transition requirements prescribed by AO6, the resulting built form appropriately transitions to surrounding residential areas, avoids an overbearing appearance and does not significantly impact upon the privacy or amenity of adjoining residences. The proposal therefore satisfies the intent and outcomes sought by PO6.

4.3 Setbacks

4.3.1 Front Setback

In accordance with Acceptable outcome AO6 of the Multiple dwelling code and Table 9.3.14.3.C, a minimum setback of 4m to the balcony and 6m to the wall applies to the street primary frontage. Notably, the design provides a ranging front setback throughout the design which is further detailed in the below table.

Component	OMP	Wall	Compliance
Ground Floor	~8.00m	~8.00m	✓
Level 2	4.018m	6.029m	✓
Level 3	4.018m	6.029m	✓
Level 4	4.018m	6.028m	✓

As identified within the above table, the proposed development is fully compliant with the front setback requirements prescribed under Table 9.3.14.3.C of the Multiple dwelling code. For further information, please refer to the enclosed Architectural Proposal Plans prepared by *Mullarch Architecture*.

4.3.2 Side Setbacks

As per Acceptable Outcome AO7.1 of the Multiple dwelling code, development is to provide side and rear setbacks in accordance with Table 9.3.14.3.C of the Multiple dwelling code. As detailed within the enclosed proposal plans, the development provides side boundary setbacks as per the below table.

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Component	OMP	Wall	Compliance
Ground Floor	~4.500m (west) ~0.200m (east)	~12.00m (west) ~0.200m (east)	PO
Level 2	2.517m (west) 2.500m (east)	2.517m (west) 2.500m (east)	✓
Level 3	2.517m (west) 2.500m (east)	2.517m (west) 2.500m (east)	✓
Level 4	2.517m (west) 3.000m (east)	6.007m (west) 3.000m (east)	PO

As outlined above, the proposed development incorporates side setbacks ranging from 0.200m for the ground level built-to-boundary wall to 6.007m at Level 4. While some setback dimensions are identified to vary from the prescriptive requirements of Table 9.3.14.3.C, the extent of the variation is minor and limited to specific building elements on the ground level and Level 4 only. Accordingly, the development seeks a performance solution against the relevant requirements of the Multiple dwelling code.

Performance Outcome PO7 of the Multiple dwelling code states the following:

PO7
Development provides side and rear boundary setbacks that:

a. *consider future development;*
b. *minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents;*
c. *support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes;*
d. *contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;*
e. *maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.*

The proposed side boundary setbacks, while representing a performance-based response to AO7.2, are considered to satisfy the intent of Performance Outcome PO7. The design provides a level of separation that appropriately anticipates the scale and form of future development in the locality, ensuring that adjoining sites retain the ability to develop in a manner consistent with the Low-medium density residential zone and the Eastern corridor neighbourhood plan. The building envelope has been carefully shaped to avoid imposing on neighbouring properties, with articulation, recesses and varied materials used to reduce perceived bulk and maintain a comfortable spatial relationship between Dwellings.

Firstly, it is acknowledged that built-to-boundary walls are permitted on the subject site; however, they are to have a maximum height of 3m. As detailed within the enclosed Architectural Proposal Plans, the built to boundary wall on the eastern elevation of the ground floor lobby achieves a maximum height of 3.2m, with a portion of the northern section of the wall limited to 2.9m in height. Details on the proposed built to boundary wall are provided within Figures 6 & 7 below.

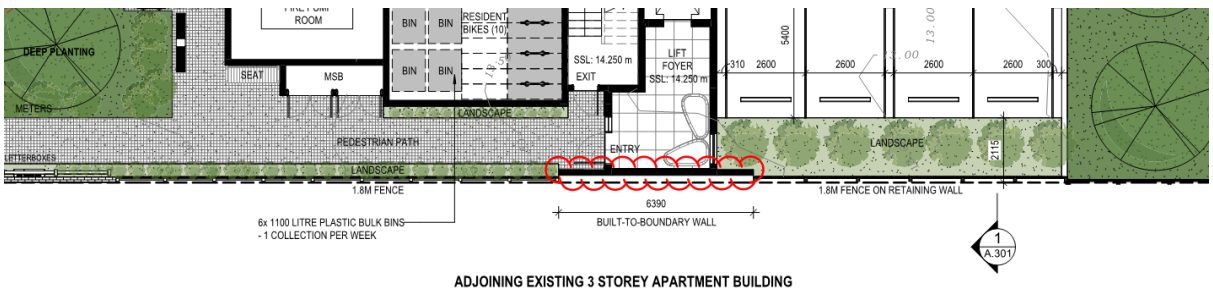


Figure 6: Proposed extent of built to boundary wall on eastern elevation.

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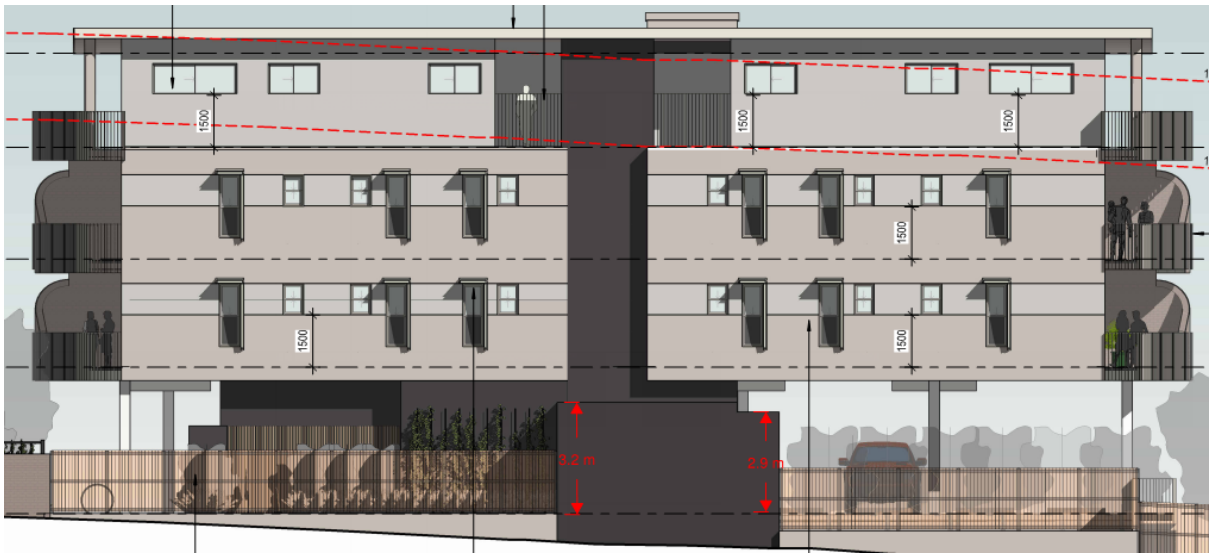


Figure 7: Proposed height of built to boundary wall on eastern elevation.

Considering the marginal height exceedance of the wall and the fact the eastern property is currently improved by a 3 storey apartment building with the shared driveway parallel to the common boundary, the proposed built to boundary wall is not seen to result in any undue amenity impact. Importantly, the wall has a limited length of less than 6.4m of the total 40m long boundary which ensures access to natural light, sunlight and breezes will remain to be afforded at ground level.

Importantly, the encroachment into the side boundary setback allowance on the western elevation is largely mitigated by an integrated landscape planted, which provides a considerable buffer between the external wall of the development and the adjoining western property. The separation is identified within the enclosed Architectural Proposal Plans and Figure 8 below.

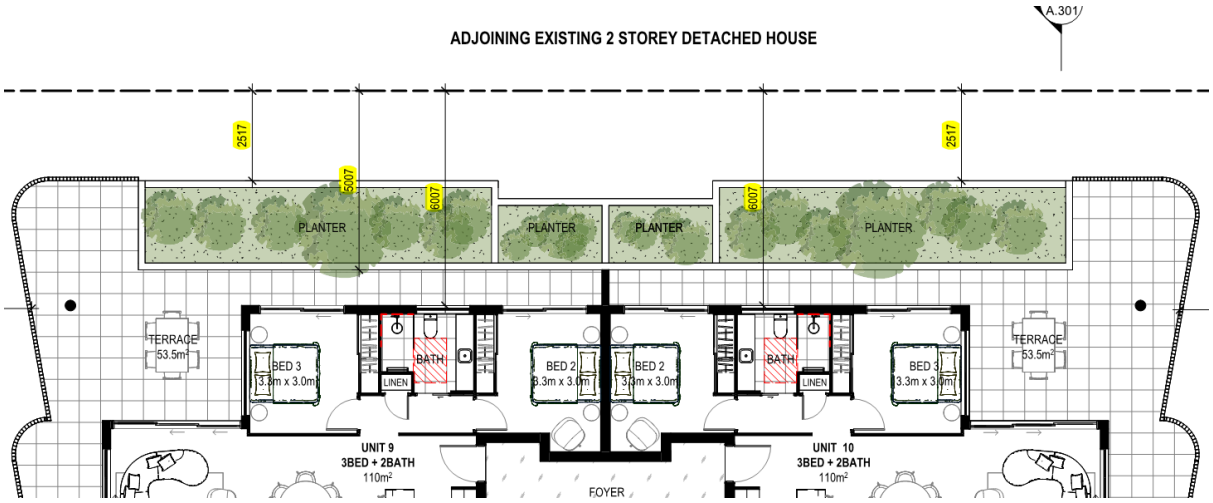


Figure 8: Proposed western boundary site setbacks to Level 4.

As illustrated above, the proposed development achieves a compliant setback of approximately 6m to the wall and an average setback of 3.762m to the balcony. Nonetheless, and as outlined within Figure 9 below, a marginal portion of the front and rear section of the terrace within the 5m allowance.

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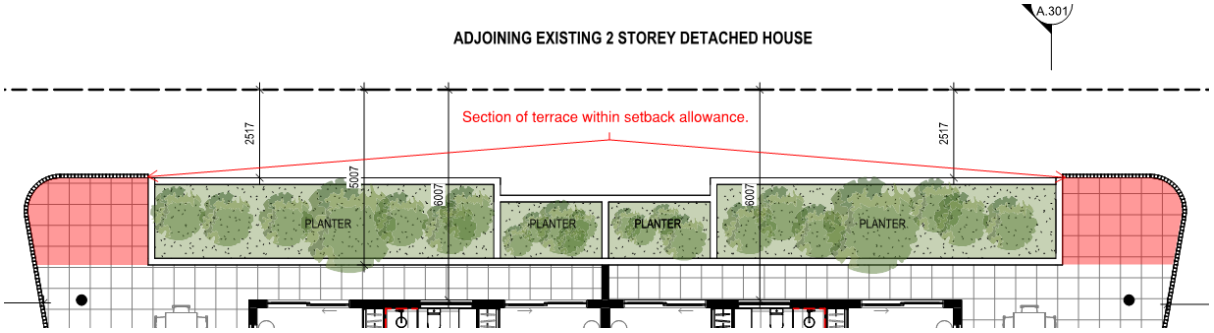


Figure 9: Portion of Level 4 terraces within setback allowance outlined in red.

The proposed setback arrangement also minimises impacts on the amenity and privacy of existing and future residents. While limited variations to the prescribed setbacks are proposed, these occur in isolated locations only and are appropriately mitigated through building separation, architectural design and landscaping.

Along the western boundary, the development provides substantial separation, including an approximate 6.0m setback to the external wall at Level 4 and an average terrace setback of 3.762m. Although a minor portion of the terrace extends within the prescribed setback area, the encroachment is limited in extent and does not result in any appreciable amenity impacts.

Privacy is further maintained through integrated screening to side-facing habitable room windows, together with the careful placement and limited extent of openings throughout the building. The rear elevation has similarly been designed to minimise overlooking opportunities, with the generous setbacks, building articulation and landscape treatments ensuring a respectful interface with adjoining properties.

The proposed setbacks also support the intended character of the locality by maintaining a well-articulated building form and providing sufficient space for meaningful landscaping and deep planting. Accordingly, the development achieves the intent of PO7 by protecting residential amenity, maintaining appropriate building separation, and contributing positively to the established and intended neighbourhood character.

4.3.3 Rear Setbacks

As per Acceptable Outcome AO7.1 of the Multiple dwelling code, development is to provide side and rear setbacks in accordance with Table 9.3.14.3.C of the Multiple dwelling code. The proposed development seeks to provide rear boundary setbacks as identified within the below table.

Component	OMP	Wall	Compliance
Ground Floor	~5.100m	~16.40m	✓
Level 2	4.017m	6.005m	✓
Level 3	4.017m	6.005m	PO
Level 4	4.017m	6.006m	PO

As detailed in the above table and the Architectural Proposal Plans, the development seeks a Performance Solution for the rear boundary setback requirements applicable to the OMP at Levels 3 & 4. Notwithstanding, the proposal continues to achieve a built form outcome that is compatible with the existing and intended character of the area. Importantly, the development maintains a compliant rear wall setback of approximately 6.0m at all upper levels, with the variation limited to balcony projections only. As such, the overall building mass remains appropriately separated from adjoining properties, ensuring the development does not present excessive bulk or adversely impact the amenity of neighbouring residents.

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The immediate locality is characterised by low-medium density residential development and infill housing typologies with comparable building separation and setback arrangements, ensuring the proposal is consistent with the established urban pattern. In addition, the rear elevation incorporates a limited number of openings and no private open space areas, reducing opportunities for overlooking and ensuring a high degree of privacy is maintained for adjoining properties.

Furthermore, the combination of the compliant wall setback, balcony design, building articulation and proposed landscaping ensures continued access to light, breezes and outlook from surrounding properties. The proposed setbacks also support opportunities for deep planting and the establishment of subtropical shade trees, contributing to the green landscape character of the site while providing visual softening between built forms.

Finally, the rear setback accommodates deep planting areas capable of supporting large subtropical shade trees, consistent with the subtropical landscape character sought by the code. The establishment of meaningful vegetation further softens the built form, enhances privacy and contributes to the long-term environmental quality of the site and surrounding neighbourhood.

Overall, the proposed development satisfies the intent of PO7, notwithstanding the limited variation to the prescribed rear setback requirements for Levels 3 & 4. The proposal maintains an appropriate degree of building separation through compliant wall setbacks, minimises impacts on the amenity and privacy of adjoining properties through careful building design and limited rear-facing openings and provides opportunities for meaningful landscaping and substantial deep planting. Accordingly, the reduced OMP setbacks do not give rise to adverse amenity impacts and represent an appropriate design that is consistent with the existing and intended character of the locality.

4.4 Site Cover

In accordance with AO8 of the Multiple dwelling code, a maximum site cover of 45% applies where no alternative requirement is specified within the applicable neighbourhood plan code. As per the enclosed Architectural Proposal Plans prepared by *Mullarch Architecture*, the proposed development achieves a site cover of approximately 59.5%.

As such, a performance solution is sought against Performance Outcome PO8 which reads as follows:

Development ensures that the proportion of buildings to open space and landscaping on a site:

a. *is consistent with the intended form, character and intensity of the local area and immediate streetscape;*
b. *facilitates modulation and articulation of the building form;*
c. *supports residential amenity for occupants and adjoining properties;*
d. *supports private outdoor subtropical living;*
e. *provides for well-located and functional communal open space areas;*
f. *provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.*

As outlined earlier in this report, the surrounding locality is characterised by established and emerging medium density residential development, supported by broader Mixed use, District and High density zoning to the west. Within this context, the proposed built form is consistent with the intended intensity and streetscape character of the area. The increased site cover does not result in a development that appears visually dominant or inconsistent with the evolving urban form.

Further, and as illustrated within the enclosed Architectural Proposal Plans, the building has been architecturally designed to incorporate a high degree of modulation. This is achieved through:

- Recesses and projections that break up the building mass
- Variation in materials and finishes

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- A façade composition that creates visual interest and reduces perceived bulk

These design elements ensure the development presents as a finely articulated, human scaled form, consistent with the expectations of PO8(b).

Importantly, the proposal maintains a high level of amenity for both future residents and adjoining properties. This is achieved through:

- Well oriented dwellings that receive natural light, ventilation, and outlook
- Private open space areas that support subtropical outdoor living
- Careful building placement that avoids unreasonable amenity impacts on neighbours

Lastly, the proposal includes appropriately located landscaping and extensive deep planting areas that support the establishment of subtropical shade trees and soften the built form. These elements ensure the development maintains a balance between built form and green space, consistent with PO8(e) and PO8(f).

Based on the above, the proposed development is considered to fully satisfy Performance Outcome PO8 of the Multiple dwelling code, notwithstanding the numerical variation to AO8.

4.5 Open Space

4.5.1 Private Open Space

In accordance with AO31.1(b) of the Multiple dwelling code, each dwelling is required to provide a minimum of 12m^2 of private open space (POS). The proposed development provides an average of 25.9m^2 of POS for the proposed units, each with a minimum dimension of 3m. Importantly, and as detailed within Figures 10 & 11 below, all dwellings are afforded POS greater than the 12m^2 requirement thanks to generous upper-level balconies and terraces which are accessed from the main living/dining area.



Figure 10: Typical floor plan for Levels 2 & 3 with POS outlined in red.

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Figure 11: Level 4 floor plan with POS outlined in red.

As a result, the proposed development is seen to achieve compliance with the requirements of Acceptable Outcome AO31 of the Multiple dwelling code.

4.5.2 Communal Open Space

The proposed development comprises a small-scale multiple dwelling development consisting of 10 units. It is acknowledged that the development is subject to the communal open space provisions prescribed under Acceptable Outcome AO30.1 of the Multiple dwelling code. However, rather than providing a dedicated communal open space area, the proposal seeks to demonstrate compliance with Overall Outcome N of the Multiple dwelling code which states:

> *(n) Development provides open space consistent with the following:*
> *i. …*
> *ii. …*
> *iii. small-scale multiple dwellings provide increased areas for private open space for each dwelling as a substitute for communal open space.*

In this regard, the scale and nature of the development are such that the inclusion of a formal communal open space area is not considered necessary to achieve the intent of the code. The proposal has been designed to provide a high level of private open space for each dwelling, together with convenient access to surrounding public recreational opportunities, ensuring future residents have adequate access to outdoor areas for recreation and leisure.

As identified on the enclosed Architectural Proposal Plans, the proposed development provides generously sized private terrace and balcony areas for each of the 10 units, ranging from 18m^2 to 53.5m^2, which far exceed the minimum private open space requirements and provide functional outdoor living areas for residents. Furthermore, the subject site is located within a well-serviced locality that offers convenient access to a range of recreational, community and lifestyle facilities, including but not limited to the following:

Centres

- 300m to Corner Shop at Cornwall and Logan Road;
- 450m to Stones Corner Village;
- 500m to Rock 'N' Roll Marketplace;
- 1.4km to Buranda Village; and
- 1.6km to Greenslopes Shopping Centre.

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Community Facilities
- 1.0km to Langlands Park Memorial Public Pool;
- 1.2km to East Leagues Club; and
- 1.7km to Greenslopes Private Hospital.

Open Space/Recreational Areas;
- 500m to A.J Jones Recreation Reserve;
- 900m to Hanlon Park;
- 1.1km to Langlands Annex Park; and
- 1.2km to Thomson Estate Reserve.

Public Transport
- 200m to Logan Road at Vine Street bus stop;
- 900m to Langlands Park Busway Station; and
- 1.2km to Buranda Train Station.

Therefore, as outlined above the subject site is well-located within an established urban area, within proximity to a range of services, facilities and spaces. Accordingly, the proposed development is considered to deliver appropriate open space achieve compliance with the relevant Overall Outcomes of the Medium density residential code.

4.6 Deep Planting / Landscaping

The proposed development provides four (4) deep planting areas, two (2) of which achieve the preferred 4m x 4m dimension. Collectively, these areas comprise approximately 107.75m^2, equating to 13.31% of the site area and exceeding the 10% deep planting requirement prescribed by AO29.2 of the Multiple dwelling code.

Importantly, the deep planting areas are concentrated in highly visible and effective locations, including a substantial deep planting zone along the rear boundary and a large, landscaped area adjacent the pedestrian entry at the frontage of the site. These areas are of sufficient size and dimension to support the establishment and long-term growth of large subtropical shade trees and are maintained exclusively for landscaping purposes, largely free from underground infrastructure and open to the sky to ensure access to natural light and rainfall.

Beyond the nominated deep planting areas, the development incorporates a comprehensive landscaping strategy throughout the site, including landscaped frontage treatments, boundary planting, ground-level garden beds and integrated planter boxes at Level 4. Together, these elements soften the appearance of the built form, contribute to visual amenity and provide a verdant outlook for residents and neighbouring properties.

The proposed landscaping will further reduce the visual prominence of built structures and hardstand areas, provide natural shade, support stormwater management outcomes and reinforce the subtropical landscape character envisaged by the Multiple dwelling code. The establishment of meaningful vegetation throughout the site will also enhance residential amenity and contribute positively to the streetscape and surrounding neighbourhood character.

Overall, the proposed design places a strong emphasis on subtropical landscape outcomes through the provision of compliant deep planting areas and extensive landscaping across both the ground plane and upper levels of the development. Accordingly, the proposal achieves the intent of the Multiple dwelling code by providing sufficient opportunities for deep planting, large subtropical shade trees and high-quality landscape outcomes. For further detail, please refer to the enclosed Landscape Concept Plan prepared by *AGLA* and Figures 12 & 13 below.

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Figure 12: Proposed landscaping on ground level.

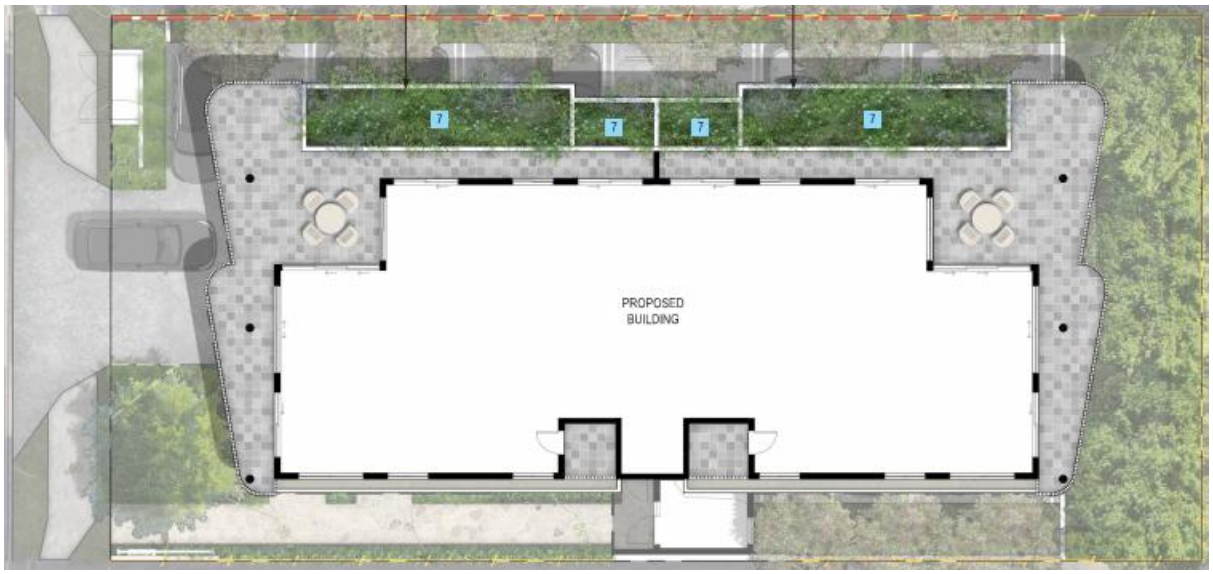


Figure 13: Proposed landscaping on Level 4.

4.7 Vehicle Access, Manoeuvring & Car Parking

4.7.1 Vehicle Access & Manoeuvring

Vehicle access to the site will be provided via a new shared 6.5m wide, Type B2 driveway crossover from Vine Street (a 'Neighbourhood road' under the Road hierarchy overlay), designed to accommodate safe and efficient vehicle entry, exit and on-site manoeuvring for residents, visitors and service vehicles. The access arrangement ensures compliance with AS2890.1 and provides adequate sightlines for vehicles entering and exiting the site by allocating sight triangles within the frontage of the site which will remain unimpeded by large structures or vegetation.

4.7.2 Car Parking

As illustrated within the enclosed Architectural Proposal Plans and Figure 14 below, the development provides a total of 13 dedicated resident car parks and three (3) visitor car bays.

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Figure 14: Proposed ground level parking layout.

In accordance with the Transport, access, parking and servicing planning scheme policy, a Multiple dwelling development located on a site within a 'Key Location', which is defined as follows:

> *Land within the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or*
> *Land within 400m walking distance of:*
>
> *a. a dedicated public pedestrian access point of a major public transport interchange; or*
> *b. a public transport stop that is serviced with a maximum headway of 20 minutes between 7am and 7pm on weekdays, and a maximum headway of 30 minutes between 7am and 7pm on weekends; or*
> *c. land within the Principal centre zone, Major centre zone, District centre zone or Mixed use zone.*
>
> *Note—Headway is the scheduled time interval between two consecutive bus or train services on the same route traveling in the same direction.*

In the case of the proposed development, points (b) and (c) above is applicable given the subject site is within 400m walking distance of bus stops on Logan Road that are serviced by high frequency, low headway bus services as well as within 400m walking distance of both Mixed use & District centre zoned land concentrated along Logan Road. As such, the required car parking rates are as follows:

> *Minimum 1 space per 1 bedroom dwelling*
> *Minimum 1.2 spaces per 2 bedroom dwelling*
> *Minimum 1.6 spaces per 3 bedroom dwelling*
> *Minimum 2 spaces per 4 or above bedroom dwelling*
> *Minimum 0.25 spaces per dwelling for visitor parking*
> *Parking may be provided in tandem spaces where 2 spaces are provided for 1 dwelling.*
> *At least 50% of visitor parking is provided in communal areas, and not in tandem with resident parking.*

Please see the below table for further information:

USER	YIELD	DEVELOPMENT REQUIREMENTS (MINIMUM)	PROPOSED DEVELOPMENT
Residents	8x 2 bedroom units	9.6 spaces	10 spaces
	2x 3 bedroom units	3.2 spaces	3 spaces

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USER	YIELD	DEVELOPMENT REQUIREMENTS (MINIMUM)	PROPOSED DEVELOPMENT
Visitors	10 x units	2.5 spaces	3 spaces
TOTAL	10 x units	12.8x residents, 2.5x visitors (15.3 spaces)	16 spaces

As such, the proposed development is identified as achieving full compliance with Table 13 of the Transport, access, parking and servicing planning scheme policy.

4.8 Servicing & Waste Collection

Given the scale of the development, servicing demands are anticipated to be minimal and generally limited to waste collection vehicles, removalists, deliveries and occasional tradespersons. The development has been specifically designed to accommodate the operational requirements of an RCV, including the provision of adequate vertical clearance and manoeuvring areas to facilitate safe and efficient on-site servicing. Accordingly, the proposed waste management and servicing arrangements are considered appropriate for the nature and intensity of the development.

Specifically, the development includes a dedicated refuse storage area containing six (6) 1100L bulk bins to service the development. The bin enclosure is conveniently located at ground level to facilitate efficient waste management operations and resident access.

Waste collection is proposed to occur on-site, with the development designed to accommodate the operational requirements associated with servicing the bulk bins. The proposed arrangement ensures that waste storage and collection activities can occur entirely on-site in a safe and efficient manner without adversely impacting the operation of the site or surrounding road network.

Overall, the proposal provides a practical and efficient waste management solution that supports the ongoing operation of the development and is consistent with the intent of Council's waste management requirements. The provision of dedicated bulk waste storage and on-site servicing by an RCV further ensures a high-quality operational outcome for both residents and waste collection contractors.

4.9 Stormwater Management

We note that impacts of stormwater will be appropriately managed on-site in accordance with Council's Stormwater code. Through the implementation of an efficient stormwater management strategy, the proposed development will not result in any significant worsening in drainage conditions upstream or downstream of the subject site. An excerpt of the proposed stormwater infrastructure is provided within Figure 15 below.

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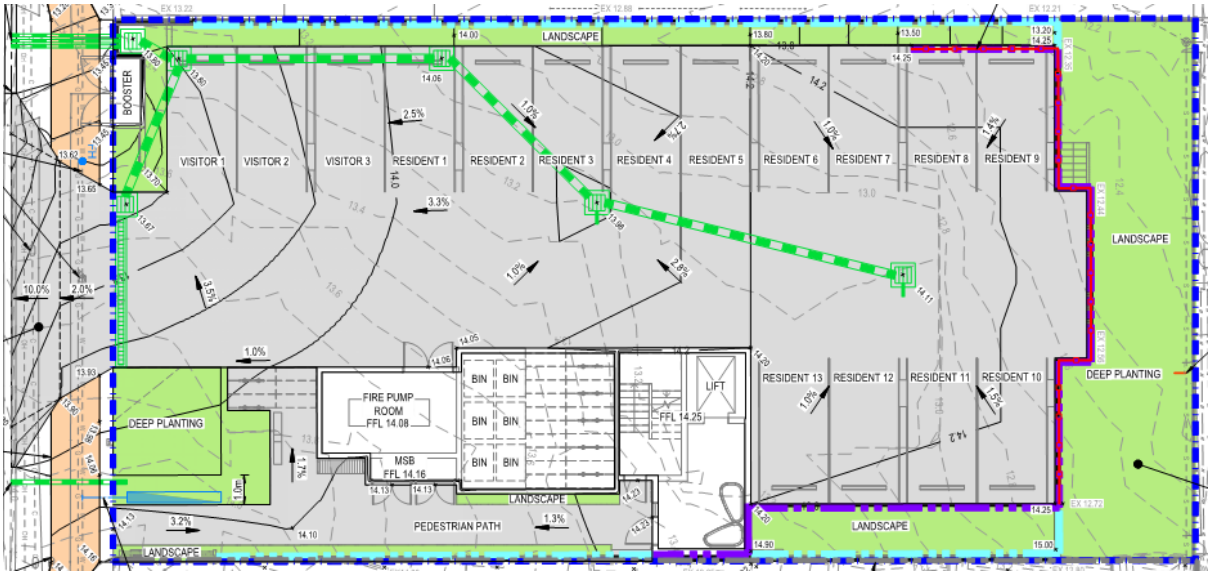


Figure 15: Excerpt of Concept Civil Plans.

As detailed above, the proposed lawful point of discharge for the development is to the Vine Street kerb and channel in accordance with the existing conditions. New on-site stormwater infrastructure shall be constructed on site to collect stormwater runoff and direct it to the lawful point of discharge to ensure no adverse impacts on adjacent properties. For further information on the proposed stormwater management, please refer to the enclosed Civil Engineering Report and Concept Civil Plans prepared by *Burchills*.

4.10 Infrastructure / Services

The subject site will be connected to all expected urban services, including:

- Reticulated Water;
- Sewerage;
- Drainage;
- Electricity; and
- Telecommunication Services.

The implementation of all services can be appropriately conditioned by Council as part of an issued Decision Notice.

Overall, this report finds that the proposed development meets the requirements of the *Brisbane City Plan 2014* and relevant assessment benchmarks. We seek approval subject to reasonable and relevant conditions.

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5 TOWN PLANNING FRAMEWORK

5.1 State Government

5.1.1 Planning Act 2016 - Framework

The *Planning Act 2016* provides the statutory planning framework for the State of Queensland and outlines the statutory process for preparing, assessing and deciding development applications. This proposal will be assessed in accordance with the relevant components of the *Planning Act 2016*.

The proposal will be assessed in accordance with the *Development Assessment (DA) Rules* under section 68(1) of the *Planning Act 2016*.

5.1.2 State Planning Policies

The State Planning Policy (SPP) came into effect on 3 July 2017 and expresses the State's interests in land use planning and development. Part E of the State Planning Policy outlines the State interest policies and assessment benchmarks. These policies and assessment benchmarks are applicable to the assessment of development applications to the extent that the new State Planning Policy has not been identified in a Planning Scheme as being appropriately integrated.

The State Planning Policy is identified in the *Brisbane City Plan 2014* as being appropriately integrated with the exception of the Strategic airports and aviation facilities state interest and the Natural hazards, risk and resilience state interest. The natural hazards, risk and resilience state interests relates to bushfire requirements and mapping. The subject site is not affected by the bushfire overlay and no further assessment is required under the State code for Natural hazards, risk and resilience state interest.

5.1.3 Referral Agency

As of 3 July 2017, the Department of State Development, Infrastructure and Planning launched the State Assessment and Referral Agency (SARA). In accordance with the *Planning Act 2016*, a Referral Agency is responsible for the assessment of development applications.

In accordance with the *Planning Regulation 2017*, the application does not trigger any referrals in this instance.

5.1.4 Shaping SEQ – South East Queensland Regional Plan 2023

The subject site is identified within the Urban Footprint designation of *Shaping SEQ – South East Queensland Regional Plan 2023 (Regional Plan)*. Land within the Urban Footprint is intended to incorporate the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space. The proposed development is consistent with the intent of the Regional Plan as it provides a residential use and provides further opportunities for consolidated development within the urban footprint.

5.2 Local Government

5.2.1 Definitions

Schedule 1 of the *Brisbane City Plan 2014 (v37)* defines a Multiple dwelling as:

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

In view of the above, the proposed development seeks Council approval for a new Multiple dwelling in accordance with the relevant provisions of the *Brisbane City Plan 2014* and *Planning Act 2016*.

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5.2.2 Category of Assessment

Under the *Brisbane City Plan 2014*, the site is located within the LMR2 Low-medium density residential zone, the Stephens district neighbourhood plan and the following applicable overlays:

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

Pursuant to Part 5 of the City Plan, the proposed development triggers Impact Assessment on the following basis:

CATEGORY OF ASSESSMENT	
ZONE	
Low-Medium Density Residential Zone	
Impact assessable	In accordance with Table 5.5.2 – Low-medium density residential zone code, a Material change of use for a Multiple dwelling is subject to code assessment if no greater than: a. 2 storeys and 9.5m in building height in the 2 storey mix zone precinct; or b. 3 storeys and 11.5m in building height in the 3 or 4 storey mix zone precinct; or c. 4 storeys and 14m in building height in the 3 or 4 storey mix zone precinct, where the site is 800m^2 or greater and a part of the site is within a key location In view of the above, the proposal is subject to Impact Assessment, as the development seeks a building height of 4 storeys above 14m in height. As such, the Low-medium density residential zone code has been addressed as part of this application.
NEIGHBOURHOOD PLAN	
Eastern Corridor Neighbourhood Plan	
No change	In accordance with Table 5.9.22.A – Eastern corridor neighbourhood plan, there is no change to the level of assessment for a Material change of use for a Multiple dwelling. As such, the level of assessment remains as Impact Assessable with the Eastern corridor neighbourhood plan being addressed as part of this application.
OVERLAYS	
Airport Environs Overlay	
Code assessable	In accordance with Table 5.10.2 – Airport environs overlay, a Material change of use for a Multiple dwelling in the Obstacle Limitation Surfaces, Procedures for Air Navigation Services and BBS zone sub-categories if assessable development in the zone, is subject to code assessment. As such, assessment has been undertaken against the Airport environs overlay code.
Community Purposes Network Overlay	
Code assessable	In accordance with Table 5.10.7A – Community purposes network overlay, a Material change of use for a Multiple dwelling involving a new or an existing premise with an increase in gross floor area, if assessable development in the zone is subject

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CATEGORY OF ASSESSMENT	
	to code assessment. As such, assessment has been undertaken against the Community purposes network overlay code.
Critical Infrastructure and Movement Network Overlay	
Not applicable	In accordance with Table 5.10.8 — Critical infrastructure and movement network overlay, there is no level of assessment nominated for a Material change of use for a Multiple dwelling. As such, there is no change to the level of assessment and no assessment required against the Critical infrastructure and movement network overlay code.
Dwelling House Character Overlay	
Not applicable	In accordance with Table 5.10.9 – Dwelling house character overlay, there is no level of assessment nominated for a Multiple dwelling. As such, there is no change to the Level of Assessment and no assessment required against the Dwelling house character overlay.
Potential and Actual Acid Sulfate Soils Overlay	
Not applicable	In accordance with Table 5.10.15 – Potential and actual acid sulfate soils overlay, a Material change of use involving filling or excavation if the natural ground level is less than 20m AHD, is Code Assessable where the disturbance of land is equal to or less than 5m AHD, involving: a. filling equal to or greater than 500m^3; or b. filling equal to or greater than 0.5m average depth; or c. excavation equal to or greater than 100m^3 Considering the proposed development does not involve earthworks as detailed above, there is no change to the level of assessment and no assessment require against the Potential and actual acid sulfate soils overlay code.
Road Hierarchy Overlay	
Code assessable	In accordance with Table 5.10.18 – Road hierarchy overlay, a Material change of use for Multiple dwellings involving a new premise is subject to code assessment, if assessable development in the zone or neighbourhood plan. As such, assessment has been undertaken against the Road hierarchy overlay code.
Streetscape Hierarchy Overlay	
Code assessable	In accordance with Table 5.10.20 – Streetscape hierarchy overlay, a Material change of use for Multiple dwellings involving a new premise is subject to code assessment, if assessable development in the zone or neighbourhood plan. As such, assessment has been undertaken against the Streetscape hierarchy overlay code.

As above, and in accordance with Part 5 of the *Brisbane City Plan 2014*, the proposed development application is subject to Impact Assessment. As such, and as per the Development Assessment Rules (DA Rules), public notification will be undertaken for 15 business days.

5.2.3 Applicable Codes

The above codes have been addressed in both Appendix 1 of this report as well as the ancillary specialist reports included as part of this application material.

APPLICABLE CODES	
Zone Code	▪ Low-medium density residential code
Neighbourhood Plan Code	▪ Eastern corridor neighbourhood plan code

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APPLICABLE CODES	
Development Code	▪ Multiple dwelling code
Overlay Codes	▪ Airport environs overlay code ▪ Community purposes network overlay code ▪ Road hierarchy overlay code ▪ Streetscape hierarchy overlay code
Prescribed Secondary Codes	▪ Filling and excavation code ▪ Infrastructure design code ▪ Landscape work code ▪ Outdoor lighting code ▪ Stormwater code ▪ Transport, access, parking and servicing code

5.2.4 Strategic Framework

The subject site is identified within the 3 or 4 storey mix precinct of the LMR2 Low-medium density residential zone. In accordance with the purpose of the Low-medium density residential zone, development is to advance the key policy direction set in the Strategic Framework, in particular:

- Theme 2: Brisbane's outstanding lifestyle, specifically Element 2.2 – Brisbane's housing and accommodation choices; and
- Theme 5: Brisbane's CityShape, specifically Element 5.3 – Brisbane's Major Centres, Element 5.5 – Brisbane's Brisbane's Suburban Living Areas and Element 5.8 – Brisbane's Growth Nodes in Selected Transport Corridors.

STRATEGIC FRAMEWORK	COMMENT
THEME 2: BRISBANE'S OUSTANDING LIFESTYLE	
Element 2.2 – Brisbane's Housing and Accommodation Choices	
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	L1 The subject site is not identified within a Growth Node on a Selected Transport Corridor as detailed on SFM-003 Brisbane Selected Transport Corridors and Growth Nodes Strategic Framework Map. As such, this criterion is not applicable.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and income levels and individuals with specific housing needs.	L2 The proposed development involves a Multiple dwelling which will encourage aging in place with an accessible design and within easy walking distance of high frequency public transport and Neighbourhood and District centres. The proposed development will also be suited to households on different incomes due to achieving a unit mix of 2 or 3 bedrooms.
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	L3.1 The proposed development provides for accommodation options which will be suitable for all demographics and abilities due to the accessibility for an at grade car park and lift.

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STRATEGIC FRAMEWORK	COMMENT
	L3.2 The proposed development could provide for housing for professionals and their families.
	L3.3 The proposed development does not involve a new hotel or extension to a hotel. As such, this criterion is not applicable.
SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion.	L4 The subject site is not identified within a rural neighbourhood. As such, this criterion is not applicable.
SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	L5 The subject site is not identified as a Future Suburban Living Area. As such, this criterion is not applicable.
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	L6.1 The proposed development will provide for 10 architecturally designed units. Considering the subject site is not within proximity to hospitals or educational institutions, the departure from a rooming accommodation style development is not seen to impact the liveability of the area.
	L6.2 The subject site is not identified as a Growth Node on Council's strategic mapping. As such, this criterion is not applicable.
	L6.3 The proposed development does not involve a special purpose institution. As such, this criterion is not applicable.
THEME 5: BRISBANE'S CITYSHAPE	
Element 5.3 – Brisbane's Major Centres	
SO1 Major Centres accommodate significant population-serving activities and employment.	L1.1 The subject site is not identified as a major centre. As such, this criterion is not applicable.
	L1.2 The subject site is not identified as a major centre. As such, this criterion is not applicable.
	L1.3 The subject site is not identified as a major centre. As such, this criterion is not applicable.
SO2	L2 The subject site is not identified as a major centre. As such, this criterion is not applicable.

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STRATEGIC FRAMEWORK	COMMENT
Major Centres are well serviced by the city's public transport and active transport networks which are supported by development.	
SO3 Major Centres support an 18-hour economy.	L3 The subject site is not identified as a major centre. As such, this criterion is not applicable.
SO4 Major Centres comprise integrated residential development.	L4 The subject site is not identified as a major centre. As such, this criterion is not applicable.
SO5 Major Centres are key locations for community hubs, services and facilities.	L5.1 The subject site is not identified as a major centre. As such, this criterion is not applicable.
	L5.2 The subject site is not identified as a major centre. As such, this criterion is not applicable.
SO6 Major Centres are part of a network of centres across the city where the key distinguishing characteristics of the centres is the physical scale, urban design and relationship to the surrounding land uses, not the type or function of business or other centre type activity being undertaken.	L6 The subject site is not identified as a major centre. As such, this criterion is not applicable.
Element 5.5 – Brisbane's Suburban Living Areas	
SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	L1 The subject site is identified as being located within the Low-medium density residential zone with numerous multiple unit development, shops, outdoor spaces and high frequency public transport in proximity. As such, the proposed development is seen to achieve the development intent of the Suburban Living Areas.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	L2.1 The proposed development does not involve detached housing. As such, this criterion is not applicable.
	L2.2 The proposed development does not involve infill housing. As such, this criterion is not applicable.
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well-located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.	L3.1 The subject site is identified as being well located due to being in proximity to shops, outdoor spaces, entertainment venues and high frequency public transport.
	L3.2

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STRATEGIC FRAMEWORK	COMMENT
	The subject site is not identified within the Emerging community zone. As such, this criterion is not applicable.
SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.	L4.1 The proposed development does not involve infill development. As such, this criterion is not applicable.
	L4.2 The proposed development does not involve detached housing. As such, this criterion is not applicable.
	L4.3 The subject site is not identified as containing any significant vegetation. Nonetheless, the development will be enhanced with large deep planting areas and landscaped planters throughout the built form to support high level of local amenity.
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	L5.1 The subject site is not identified as a District centre. As such, this criterion is not applicable.
	L5.2 The subject site is not identified as a District centre. As such, this criterion is not applicable.
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	L6.1 The subject site is not identified as a Neighbourhood centre. As such, this criterion is not applicable.
	L6.2 The subject site is not identified as a Neighbourhood centre. As such, this criterion is not applicable.
	L6.3 The proposed development does not involve the creation of a new neighbourhood centre. As such, this criterion is not applicable.
SO7 Non-residential uses support local character and amenity.	L7 The proposed development does not involve non-residential uses. As such, this criterion is not applicable.
SO8 Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional communities that are fully integrated within the Suburban Living Area and is serviced by appropriate supporting infrastructure and services.	L8 The subject site is not identified within the Emerging community zone. As sch, this criterion is not applicable.

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STRATEGIC FRAMEWORK	COMMENT
Element 5.8 – Brisbane's Growth Nodes in Selected Transport Corridors	
SO1 Growth Nodes on Selected Transport Corridors provide opportunities for a range of more intense urban form, mix of land uses and activities that are tailored to the locality and catchment's community needs in accordance with the applicable land use strategies.	L1.1 The proposed development does not involve a Growth Node. As such, this criterion is not applicable.
	L1.2 The proposed development does not involve a Growth Node. As such, this criterion is not applicable.
	L1.3 The proposed development does not involve a Growth Node. As such, this criterion is not applicable.
SO2 Growth Nodes on Selected Transport Corridors provide an integrated urban form and exhibit leading practice in urban and public domain design and social and environmental outcomes.	L2.1 The proposed development does not involve a Growth Node. As such, this criterion is not applicable.
	L2.2 The proposed development does not involve a Growth Node. As such, this criterion is not applicable.
	L2.3 The proposed development does not involve a Growth Node. As such, this criterion is not applicable.
	L2.4 The proposed development does not involve a Growth Node. As such, this criterion is not applicable.
	L2.5 The proposed development does not involve a Growth Node. As such, this criterion is not applicable.
	L2.6 The proposed development does not involve a Growth Node. As such, this criterion is not applicable.
SO3 Growth Nodes on Selected Transport Corridors are based on railway stations and land within the centre zone which are focus points of activity, accessibility and employment.	L3 The proposed development does not involve a Growth Node. As such, this criterion is not applicable.
SO4 Growth Nodes on Selected Transport Corridors protect the character and amenity of the	L4

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STRATEGIC FRAMEWORK	COMMENT
surrounding Suburban Living Areas within which they are located.	The proposed development does not involve a Growth Node. As such, this criterion is not applicable.

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6 CONCLUSIONS

This report is submitted on behalf of *Vine St Investment Pty Ltd* in support of a Development application seeking Council approval for a Material change of use (Development Permit) for a Multiple dwelling (10 Units) upon land located at 28 Vine Street, Stones Corner QLD 4120, more particularly described as Lots 36 & 37 on RP12958.

The report addresses the merits of the proposal against the relevant provisions of *the Brisbane City Plan 2014* (v37), the *Planning Act 2016* and other applicable legislation.

The proposed development is considered to meet the intent of both the Low-medium density residential zone code and the Eastern corridor neighbourhood plan code, given the development:

- Provides a built form and scale consistent with the established and intended Low-medium density residential character;
- Allows for deep planting opportunities and provides sufficient private open space, ensuring high-quality living outcomes for future residents; and
- Contributes to the diversity of housing within the area, supporting housing choice and affordability objectives.

In summary, the proposal seeks to redevelop the subject site to facilitate the construction of Multiple dwelling consisting of 10 units. The development represents a contextually appropriate housing outcome, consistent with similar approvals and the established built form within the surrounding area. Moreover, the proposed development seeks to contribute to the diversity and availability of housing within the local community. Specifically, the proposed development is intended to be delivered as a "Built to Rent" product within the next two years which could provide for housing up to 44 people depending on household size. The design has been carefully considered to ensure it does not prejudice the future development potential of adjoining properties and is undertaken in a reasonable and compatible manner.

Overall, the proposal is consistent with the relevant provisions of *the Brisbane City Plan 2014* and is therefore considered to warrant approval, subject to reasonable and relevant conditions.

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7 APPENDIX 1 – CODE ASSESSMENT

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APPENDIX 1 – CODE ASSESSMENT

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1. ZONE CODE

1.1 Low-Medium Density Residential Zone Code

Effective – V37 18 September 2026

1.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the low-medium density residential zone is to provide for: (a) a variety of low to medium density dwelling types; and (b) community uses, and small-scale services, facilities and infrastructure, to support local residents. *Note—Land in the Low-medium density residential zone is contained in either the 3 or 4 storey mix zone precinct or the 2 storey mix zone precinct.* *Note—As neighbourhood planning is undertaken by the Council, if it is considered that greater housing diversity would assist in meeting resident housing needs, and where it is not intended for the Traditional building character overlay to apply:* ▪ *the 2 storey mix zone precinct or the 3 or 4 storey mix zone precinct may be applied to land suited to a house-sensitive scaled multiple dwelling and other residential accommodation options;* ▪ *the 3 or 4 storey mix zone precinct may be applied to land suited to a low-medium rise multiple dwelling.* *Editor's note—Many sites in the 3 or 4 storey mix zone precinct of the Low-medium density residential zone are currently identified on the Traditional building character overlay map. It is intended that over time the Traditional building character overlay map be reviewed, and that these sites be included in either the Character residential zone or be removed from the Traditional building character overlay map. Until such time, these sites are afforded the same degree of protection and character design consideration as any other site within the Traditional building character overlay.*		
(2) The purpose of the zone will be achieved through overall outcomes for: (a) zone role; (b) development location and uses; (c) development form; (d) the following zone precincts: (i) 2 storey mix zone precinct; (ii) 3 or 4 storey mix zone precinct		
(3) Zone role overall outcomes are: (a) Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: (i) Theme 2: Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices;		

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(ii) Theme 5: Brisbane's CityShape, Element 5.3 – Brisbane's Major Centres and Element 5.5 – Brisbane's Suburban Living Areas and Element 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors.		
(4) Development location and uses overall outcomes are:		
(a) Development comprises a mix of low and low-medium rise, low-medium density residential development.	The proposed development involves a low-rise multiple dwelling development.	☒Compliant ☐N/A ☐Performance Solution
(b) Development allows for urban consolidation and better use of physical and social infrastructure.	The proposed development does not impede the potential for urban consolidation.	☒Compliant ☐N/A ☐Performance Solution
(c) Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.	The proposed development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.	☒Compliant ☐N/A ☐Performance Solution
(d) Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings.	The proposed development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings	☒Compliant ☐N/A ☐Performance Solution
(e) Development retains an existing dwelling house that is located on land within the Traditional building character overlay, Heritage overlay or Pre-1911 building overlay.	The subject site is not located within these overlays. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(f) Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: (i) meets amenity expectations of residents; (ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan, and is not adjoining a dwelling house if for rooming accommodation for 6 persons or more;	The proposed development does not involve alternative housing types. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(iii) meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.		
(g) Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations such as hospitals and is located in highly accessible locations fronting an arterial or suburban road that carries more than 6,000 vehicles per day in the Up to 3 storeys zone precinct or the 2 or 3 storey mix zone precinct.	The proposed development does not involve complementary residential accommodation options. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(h) Development for a relocatable home park or tourist park may continue to operate and expand on existing sites in the Up to 3 storeys zone precinct or 2 or 3 storey mix zone precinct to provide housing diversity.	The proposed development does not involve a relocatable home park or tourist park. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(i) Development for a dwelling unit may occur as part of a non-residential use.	The proposed development does not involve a non-residential use. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(j) Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a low-medium density, but predominantly permanent residential environment.	The proposed development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a low-medium density, but predominantly permanent residential environment.	☒Compliant ☐N/A ☐Performance Solution
(k) Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.	The proposed development does not involve an active frontage use. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(l) Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	The proposed development does not involve a commercial character building. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(m) Development for a compatible and individual small-scale non-residential use which is a community care centre, community	The proposed development does not involve a non-residential use. As such, this criterion is not applicable.	☐Compliant ☒N/A

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to: (i) have a gross floor area of less than 250m2; (ii) serve local residents' day-to-day needs; (iii) not undermine the viability of a nearby centre.		☐Performance Solution
(n) Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.	The proposed development does not involve a non-residential use. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(o) Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	The proposed development does not involve a home-based business. As such, this criterion is not applicable.	☐Compliant ☐N/A ☐Performance Solution
(p) Development for any other non-residential use serves a local community facility need only such as a childcare centre or a substation.	The proposed development does not involve a non-residential use. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(5) Development form overall outcomes are:		
(a) Development for a residential building occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the Low-medium density residential zone and the relevant zone precinct and reinforces a distinctive subtropical character of low to low-medium rise buildings with a landscaped streetscape and recreation areas.	The proposed development is undertake on an appropriately sized lot.	☒Compliant ☐N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(b) Development provides for a building to have a building height and bulk that responds to: (i) the nature of adjoining dwellings; (ii) site characteristics, including the shape, frontage, size, orientation, slope, and nature of adjoining dwellings.	The proposed development provides for a building height that is consistent with development within the surrounding area.	☒Compliant ☐N/A ☐Performance Solution
(c) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.	The proposed development provides for suitable setbacks.	☒Compliant ☐N/A ☐Performance Solution
(d) Development supports a subtropical character by ensuring that: (i) the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate; (ii) residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.	The proposed development supports subtropical character.	☒Compliant ☐N/A ☐Performance Solution
(e) Development provides quality private and public open spaces and landscaping, including deep planting that softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living.	The proposed development provides for quality private open space and landscaping.	☒Compliant ☐N/A ☐Performance Solution
(f) Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets.	The proposed development provides for a building design in accordance with this outcome.	☒Compliant ☐N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(g) Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be: (i) suitably located and orientated on the site; (ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.	The subject site is not adjacent to a heavily trafficked road. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(h) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	The subject site is identified as being unconstrained.	☒Compliant ☐N/A ☐Performance Solution
(6) 2 storey mix zone precinct overall outcomes are:		
(a) Development comprises a mix of dwelling types including dwelling houses, 2 storey low rise multiple dwellings (such as row houses) and dual occupancy at a house scale in the 2 storey mix zone precinct, to provide housing diversity, offering choice to different household types and individuals to suit residents through different life- cycle stages.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(b) Development of low-rise, low-medium density residential buildings: (i) are predominantly 1 or 2 storeys in height; (ii) are located on suitable sites, clustered around identified smaller centres, other destinations or facilities in suburban locations or along identified public transport corridors; (iii) provide a choice in housing form and size and housing adaptability that meet the needs of a diverse population; (iv) are in areas that are often surrounded by low density detached housing in the Low density residential zone.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(c) Development for a dwelling house occurs on appropriately sized and configured lots, with a minimum lot size of: (i) 350m where a rear lot;	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(ii) 260m where not a rear lot.		
(d) Development for a residential use other than a dwelling house makes a deliberate contribution to diversifying the housing stock available to suit residents at all life- cycle stages.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(e) Development of a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is: (i) consistent with the character of a low density detached house style residential environment of 1 or 2 storeys; (ii) suited to smaller lot sizes.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(f) Development incorporates a height and setback that provide a sensitive transition at the edge of the site to adjoining dwelling houses, ensuring that development is compatible in scale with adjoining dwelling houses, both within or adjoining the 2 storey mix zone precinct, in order to maintain appropriate levels of amenity and privacy to adjoining dwellings.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(7) 3 or 4 storey mix zone precinct overall outcomes are:		
(a) Development comprises a mix of dwelling types including dwelling houses, dual occupancy and multiple dwellings (such as apartments and row houses) to provide housing diversity.	The proposed development involves a multiple dwelling.	☒Compliant ☐N/A ☐Performance Solution
(b) Development provides a sensitive transition between lower density residential areas and higher density residential areas or significant centres.	The proposed development provides a sensitive transition from the adjoining dwelling house.	☒Compliant ☐N/A ☐Performance Solution
(c) Development for residential buildings occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and the characteristics of the site.	The proposed development is located on an appropriate site.	☒Compliant ☐N/A ☐Performance Solution
(d) Development in a key location comprises low-medium density residential buildings of predominantly apartment style multiple dwellings, up to 3 or 4 storeys in height and does not result in significant fragmentation of land.	The subject site is identified as a key location with the proposed development being for a 4 storey multiple dwelling.	☒Compliant ☐N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(e) Development outside of key locations comprises low-medium density residential buildings of predominantly row house style multiple dwellings, dual occupancies and dwelling houses on small lots, up to 3 storeys in height.	The subject site is identified as a key location. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(f) Development for a dwelling house on a small lot supports a subtropical character and minimises negative impacts on the amenity and privacy of adjoining premises by ensuring it is of a size and scale which maintains access to natural light, sunlight and breezes for habitable and outdoor spaces.	The subject site is not identified as a small lot. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(g) Development incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.	The proposed development provides for quality landscaping.	☒Compliant ☐N/A ☐Performance Solution
(h) Development for a residential use other than a dwelling house is of a scale and bulk that can co-exist comfortably with an adjoining dwelling house or adjoining lower density zone.	The proposed development is designed to co-exist comfortably with the adjoining dwelling house to the west.	☒Compliant ☐N/A ☐Performance Solution
(i) Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a smaller building envelope than in the Medium density residential zone	The proposed development responds to local characteristics in accordance with this outcome.	☒Compliant ☐N/A ☐Performance Solution

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2. NEIGHBOURHOOD PLAN CODES

2.1 Eastern Corridor Neighbourhood Plan Code

Effective – V37 18 September 2026

2.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Eastern corridor neighbourhood plan code is to provide finer grained planning at a local level for the Eastern corridor neighbourhood plan area.		
(2) The purpose of the Eastern corridor neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.		
(3) The outcomes for the neighbourhood plan area are:		
(a) Each centre showcases the principles of high-quality urban design and forms a focus for transit-oriented communities, catering to residents' and workers' daily needs within a distance that can be easily walked or cycled to and from high-quality public transport. (b) The centres of Buranda, Buranda Station, Stones Corner, Coorparoo, Bennetts Road and Annerley: (i) maintain a unique role and identity to ensure they do not compete with the function of each other; (ii) provide an intensity of development, urban form and mix of uses appropriate for the role and identity of each centre; (c) Langlands Park precinct allows for non-residential development but is not considered a centre. (d) Intensive development is contained within the precincts, to maintain the low scale of surrounding areas: (i) core sub-precincts have the greatest development intensity and focus for retail uses (active frontage – primary are the commercial and community heart of each intensively developed core sub-precinct and the focus area for retailing and other pedestrian-oriented activities);	The proposed development provides for a high-quality, architecturally designed development. The site's proximity to centres, public transport and community facilities will ensure residents' and workers' daily needs are met. It should be noted the subject site is not identified within a precinct of this neighbourhood plan.	☒Compliant ☐N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(ii) corridor sub-precincts provide for a lesser intensity of development that complements the primacy of the cores; (iii) residential sub-precincts accommodate the population that supports each transit-oriented community. (e) Development both functionally and visually integrates the busway and railway stations with surrounding areas. Appropriate location of uses and building design enhances busway and railway station legibility and activates entry points and the immediate environs. Development does not adversely affect the structural integrity or ongoing operation and maintenance of major transport infrastructure. (f) Streets are designed as subtropical, shady pedestrian places. Where provided, parking, servicing and vehicle entrances are designed and located in a way that creates an enjoyable and safe pedestrian environment. Development maintains a human scale to the street and promotes activation of the street through appropriate location of uses and building design. (g) Development encourages walking, cycling and public transport as attractive options for daily travel to reach employment, shopping, recreation, education and entertainment destinations from residences. Development improves pedestrian and cycle connections to these key destinations and provides facilities that support walking and cycling. A range of arcades and cross block links facilitate pedestrian and cyclist movement within and between precincts creating strong connections within and along the corridor. (h) The history and character of the area is protected. The design of new development respects and complements the established architectural character of the area. (i) A choice of different housing types, sizes and costs are provided to suit a range of lifestyle and household types. Adaptable housing and affordable housing is encouraged and actively supported to cater to the needs of existing and future residents.		

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(j) Open space is a key asset in the Eastern corridor, supporting a healthy lifestyle and community interaction. Development contributes to the creation of new public spaces and improves existing public spaces, ensuring casual surveillance, providing new pedestrian connections and where possible, integration with and direct access to open space. A system of green space areas, urban plazas and streets provide numerous and varied opportunities for social interaction. (k) 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.		
(4) Buranda precinct (Eastern corridor neighbourhood plan/NPP-001) overall outcomes are:		
(a) This precinct is revitalised, capitalising upon its proximity to the Princess Alexandra Hospital and the Eastern Busway. (b) Non-residential uses front onto Ipswich Road and O'Keefe Street, creating a highly active frontage to these busy roads. An improved streetscape along these roads with widened footpaths and boulevard planting creates a strong landscape image and attractive routes for pedestrians and cyclists. (c) Development supports a high level of accessibility for pedestrians and cyclists, with an arcade and cross block links improving pedestrian permeability within the precinct and allowing better connections between the Princess Alexandra Hospital, the rail and busway stations and surrounding residential and employment areas. (d) Development provides a public park of approximately 4,800m2 between Wolseley Street and Carl Street which, along with the active frontage – primary focus at the intersection of Tottenham Street and Wolseley Street, creates a hub for social interaction.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(e) Development in the Buranda core sub-precinct (Eastern corridor neighbourhood plan/NPP-001a): ensures that a mix of predominantly non-residential uses with a strong focus on medical related services is consistent with the outcomes sought; (i) includes offices and some higher density residential development and active uses at the ground storey; (ii) retail activities are focused on the Centro Buranda site supporting the active frontage – primary role of Tottenham Street. (f) Development in the Buranda corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-001b): (i) is predominantly non-residential development where it frames O'Keefe Street and Ipswich Road; (ii) is of a lesser scale than the Buranda core sub-precinct. (g) Development in the Buranda residential sub-precinct (Eastern corridor neighbourhood plan/NPP-001c): (i) encourages high density housing within easy walking distance of the busway stations. Short-term accommodation is supported and actively encouraged; (ii) encourages continued activation of Cornwall Street through small-scale office and food and drink outlet uses at ground storey fronting Cornwall Street.		
(5) Buranda Station precinct (Eastern corridor neighbourhood plan/NPP-002) overall outcomes are:		
(a) Development within this precinct capitalises upon its strategic location immediately adjacent to and enhancing 2 key public transport stations. (b) The precinct is a high-quality mixed use centre with a focus on commercial office space and residential accommodation with a small retail component. Community facilities are also provided in this precinct.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(c) Built form addresses Logan Road and O'Keefe Street respectively with active frontages and an excellent pedestrian environment. (d) Buildings are internally located and sleeved by medium-rise buildings. (e) High-quality, at-grade, publicly accessible pedestrian connections are provided both through the site between O'Keefe Street, Logan Road, the busway station and the railway station as well as to the nearby Buranda precinct and Stones Corner precinct. (f) Development in the Buranda Station core sub-precinct (Eastern corridor neighbourhood plan/NPP-002a): (i) offers one of Brisbane's foremost transit oriented development opportunities. The frequency, convenience and connectivity of services are outstanding and provide the platform for the creation of an exceptional living, workplace and lifestyle hub. The scale and intensity of development in this sub-precinct capitalises on the opportunity to establish an exemplar mixed use transit oriented development; (ii) provides public pedestrian connections through the site to link the busway and railway stations with the surrounding street network; (iii) addresses O'Keefe Street at a lower scale, with active uses at ground level, contributing to the creation of a lively subtropical boulevard; (iv) ensures that a landmark building is developed on the corner of Logan Road and O'Keefe Street, providing an entry statement of architectural excellence that emphasises the congruence of these 2 major subtropical boulevards. The prominence of this corner is supported with the planting of a significant landscape tree. (g) Development in the Buranda Station corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-002b):		

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(i) is of a lesser scale with active uses at ground level along the Logan Road subtropical boulevard; (ii) ensures that pedestrian connections to the Buranda Station core sub-precinct are created; (iii) addresses flooding impacts with appropriate building design and infrastructure.		
(6) Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003) overall outcomes are:		
(a) The precinct is a vibrant urban village with distinctive high streets, convenient local jobs and services, and a wide range of housing options that enhance its connection to public transport and Hanlon Park / Bur'uda. (b) Development strengthens the identity of Logan Road and Old Cleveland Road as high streets, supporting a diverse mix of centre activities including retail, commercial, education and community uses. Ground floor tenancies are fine-grained and have active frontages that contribute to the operation of a dynamic activity centre that operates 18 hours a day, 7 days a week. (c) Development on significant corner sites as shown in Figure b, defines the points of arrival and transition between sub-precincts and improves the legibility of the area. (d) Alleys and arcades are provided to improve pedestrian connectivity to Logan Road, Old Cleveland Road, Hanlon Park / Bur'uda and the busway station, as shown in Figure b. (e) The precinct includes a diverse range of built forms, including tower on podium, tower in plaza and recessed podiums. Where podiums are delivered, they must present to streets and public spaces as highly engaging and activated street buildings, with a maximum height of 3 storeys. (f) Tower separations, setbacks and site cover ensure access to sunlight and airflow for all new and existing multiple dwellings.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(g) Development is designed to take advantage of Brisbane's subtropical climate by providing shaded outdoor areas, subtropical landscaping and generous private outdoor spaces. (h) Development reinforces the historic architectural character of Stones Corner that distinguishes it from other parts of Brisbane, through innovative and creative building and urban design. (i) Development makes a positive contribution to the public realm through lighting, artwork and subtropical landscaping that reinforces local identity and sense of place. (j) Development responds to potential flood hazards by delivering: (i) high-quality built form, urban design, landscaping and infrastructure to strengthen precinct identity, safety, amenity and activation; (ii) car parking that is appropriately located and designed to mitigate flood hazards. (k) Development in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a): (i) ensures that building design and ground storey uses contribute to a vibrant village character, with active uses at ground level and a high level of visual interest, as shown in Figure f; (ii) maintains and reinforces the traditional fine-grain urban form and low-scale commercial building facades to the street along the active frontage – primary, as shown in Figure b, Figure f, Figure g and Figure h; (iii) provides arcades, alleys and streetscape improvements throughout the precinct to connect the busway with the surrounding street network, as shown in Figure b; (iv) where located in the Mixed use zone ensures development is designed to be flood resilient and		

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
provides ground storey uses that contribute to a vibrant village. (l) Development in the Stones Corner corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-003b): (i) provides a southern gateway into the precinct with mixed use development incorporating non-residential uses on lower storeys fronting Logan Road and Cornwall Street; (ii) provides a building height transition to adjoining properties in residential zones. (m) Development in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c): (i) ensures that the site area and building design achieves sustainable, cohesive and integrated outcomes, supporting innovative responses to any flood hazards while strengthening identity, improving safety and amenity; (ii) ensures that building design and layout creates a permeable edge to Hanlon Park / Bur'uda and Norman Creek, integrating subtropical landscaping through deep planting, green infrastructure and rooftop gardens; (iii) where located in the High density residential zone (up to 8 storeys zone precinct) incorporates flood resilient and water sensitive urban design; (iv) where located in the High density residential zone (up to 15 storeys zone precinct); A. provides for high density residential development with opportunities for small-scale, complementary non-residential uses at the ground storey on Cleveland Street, as shown in Figure i; B. delivers an interface of residential street buildings that activates and promotes casual surveillance of the street and Hanlon Park / Bur'uda, as shown in Figure b;		

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
C. addresses the street through activation, fine-grain interfaces and visual interest, as shown in Figure I.		
(7) Langlands Park precinct (Eastern corridor neighbourhood plan/NPP-004) overall outcomes are:		
(a) This precinct is a hub for sport and recreation and related activities. (b) Pedestrian connectivity to Langlands Park from surrounding areas including Old Cleveland Road and the busway station is improved. (c) This precinct is particularly impacted by overland flow and creek flooding. Development must effectively manage these constraints. (d) Development in the Langlands Park corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-004a): (i) ensures that a mix of commercial and residential uses support the primary role of Langlands Park as a sport and recreation node rather than a retail centre; (ii) is sited within a substantial landscape setting with generous front and side setbacks, acknowledging how the character of this sub-precinct is different from other corridor precincts; (iii) is designed to facilitate overland flow and sited above areas of ponding while maintaining an attractive frontage to Old Cleveland Road; (iv) ensures that the built form focuses on creating a welcoming pedestrian environment with visual and physical connections from Old Cleveland Road to the busway station and to adjacent sport and recreation facilities. (e) Development in the Langlands Park residential sub-precinct (Eastern corridor neighbourhood plan/ NPP-004b): (v) accommodates high density residential living adjacent to Langlands Park and the busway station.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution
(8) Coorparoo precinct (Eastern corridor neighbourhood plan/NPP-005) overall outcomes are:		

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(a) Coorparoo Centre is an intense mixed use centre with a focus on office space concentrated around the busway station. (b) Shops and food and drink outlets, predominantly at ground level, contribute to an active and integrated centre. A permanent market focused on selling locally produced food and products is encouraged. This type of specialty retailing is particularly attractive to residents, visitors and tourists and provides a unique point of difference for the Coorparoo Centre and distinctive anchoring land use for active frontage retail trade. (c) Development improves the visibility and integration of the parks within the precinct and provides them with wide, safe pedestrian connections, active frontages and casual surveillance. (d) The precinct provides a range of urban open space experiences, accommodates pedestrian and cycle linkages and is an interface between development and the natural environment of the Norman Creek catchment. (e) Development adjoining Coorparoo Creek Park and in particular the development interface will be of a high standard. Bath Street Park is a discrete open space area serving the informal recreation needs of residents and employees. (f) This precinct is particularly impacted by overland flow and creek flooding and development must effectively manage these constraints. (g) For development in the Coorparoo core sub-precinct (Eastern corridor neighbourhood plan/NPP-005a): (i) intensive redevelopment is focused around the busway station; (ii) towers are located and proportioned to maximise solar access and breezes; (iii) Holdsworth Street and Harries Road form the key axis for street life in the precinct; (iv) outdoor dining and retail activities are encouraged to activate these streets.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(h) For development in the Coorparoo corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-005b): (i) mixed use development activates Old Cleveland Road, with non-residential uses at ground level that encourage a high level of pedestrian activity and less intensive non-residential or residential uses located above. (i) For development in the Coorparoo residential sub-precinct (Eastern corridor neighbourhood plan/NPP-005c): (i) high density residential development supports the creation of a strong pedestrian-oriented corridor connecting the busway and railway stations.		
(9) Bennetts Road precinct (Eastern corridor neighbourhood plan/NPP-006) overall outcomes are:		
(a) This precinct accommodates additional residential development, with a small amount of convenience retail and businesses providing a neighbourhood hub. (b) Development provides additional pedestrian connections between the Bowies Flat Park and Wembley Park and building design and layout promotes casual surveillance of parkland. (c) For development in Bennetts Road corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-006a): (i) development accommodates active uses at the ground level; (ii) non-residential uses are of a small scale catering for local residents within a walking catchment. (d) For development in the Bennetts Road residential sub-precinct (Eastern corridor neighbourhood plan/NPP-006b): (i) residential development encourages surveillance and activation of the Bowies Flat Park and Biran Street Park, with balconies and living areas orientated towards the park and low, transparent fences adjacent to parkland and walkways.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution
(10) Annerley precinct (Eastern corridor neighbourhood plan/NPP-007) overall outcomes are:		

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(a) The precinct transitions from the greater scale and intensity of development to the north in the Buranda precinct (Eastern corridor neighbourhood plan/NPP-002) and generally accommodates low–medium scale residential development and medium- scale centre and mixed use development where fronting Ipswich Road. (b) Development in the Annerley corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-007a): (i) accommodates active uses at ground level and are orientated to the street frontages to Cornwall Street, Ipswich Road and Juliette Street; (ii) above ground level is a mix of commercial, community and residential uses with non-residential uses accommodated in podium levels; (iii) is of a scale and form consistent with the outcomes of the District centre zone unless varied in this code. (c) Development in the Annerley residential sub-precinct (Eastern corridor neighbourhood plan/NPP-007b); (i) is residential in character; (ii) is of a scale and form consistent with the Low–medium density residential zone; (iii) reflects traditional building character outcomes in the area in the vicinity of Juliette Street.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution

2.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Transport infrastructure			
PO1 Development that adjoins major transport infrastructure or with a frontage to a	AO1 No acceptable outcome is prescribed.	AO1 The subject site does not adjoin major transport infrastructure nor does it have a frontage to a subtropical	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
subtropical boulevard, city street, neighbourhood street or locality street: (a) activates the edges of busway or railway stations and the immediate environs and creates vibrant and attractive street environments; (b) enables casual surveillance of streets and public spaces, busway and railway station platforms; (c) facilitates safe, logical and direct pedestrian and cyclist access to busway and railway station entry points; (d) maintains views of the passenger areas of busway and railway stations, including platforms and entry points, from streets and public spaces; (e) screens servicing and utility areas from view of the passenger areas of busway and railway stations; (f) designs and sites buildings to mitigate busway interface issues.		boulevard, city street, neighbourhood street or locality street. As such, this criterion is not applicable.	
PO2 Development on the site of or adjacent to, major transport infrastructure maintains the physical prominence of the station plaza or entry.	AO2 No acceptable outcome is prescribed.	AO2 The subject site is not part of, or adjacent to, major transport infrastructure. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO3 Development that adjoins major transport infrastructure: (a) provides sufficient on-site servicing and utilities to contain adverse impacts;	AO3 No acceptable outcome is prescribed.	AO3 The proposed development does not adjoin major transport infrastructure. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) preserves the structural integrity and ongoing operation and maintenance of transport infrastructure.			
General built form			
PO4 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned with community expectations about the number of storeys to be built; (c) proportionate to and commensurate with the utility of the site area and frontage width; (d) designed so as to not cause 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.	AO4 Development complies with the number of storeys and building height specified in: (a) Table 7.2.5.2.3.B; or (b) Table 7.2.5.2.3.D where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003).	AO4 The subject site is not identified within the aforementioned tables. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO5 Development provides design, bulk and setbacks to ensure the building: (a) creates a consistent and cohesive streetscape;	AO5.1 Development complies with front, side and rear setbacks specified in: (a) Table 7.2.5.2.3.C; or (b) Table 7.2.5.2.3.D where in the Stones Corner precinct (Eastern	AO5.1 The subject site is not identified within the aforementioned tables. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and ensure windows are not built out by adjoining buildings; (c) does not prejudice the development of adjoining sites; (d) does not dominate the street or other pedestrian spaces; (e) results in sensitive massing and articulation that ensures the building does not dominate the street or other pedestrian spaces.	corridor neighbourhood plan/NPP-003).		
	AO5.2 Development that provides a podium does not exceed 30m in width, unless articulated to provide the appearance of narrow individual facades.	AO5.2 The proposed development does not involve a podium. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO5.3 Development is designed so that the maximum horizontal dimension of any tower is 30m.	AO5.3 The proposed development does not involve a podium. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO5.4 Development is designed so that there is a minimum separation of 10m between towers, either within a site or between towers on separate sites.	AO5.4 The proposed development does not involve a podium. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO5.5 Development has: (a) a maximum site cover of 60% if in a residential sub-precinct except where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003); or (b) a maximum site cover as specified in Table 7.2.5.2.3.D where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003).	AO5.5 The subject site is not identified within the aforementioned precincts. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO6 Development, except where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), provides a	AO6.1 Development, except where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where	AO6.1 The proposed development seeks a performance solution against this outcome. Please refer to Section 4 of	☐Compliant ☐N/A ☒Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
transition to surrounding residential areas and does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences.	adjoining a zone in the Residential zones category not located in a precinct: (a) has a building height of no more than 2 storeys within 10m from the common property boundary; (b) has a building height of no more than 4 storeys within 10m to 20m from that same boundary; (c) is set back a minimum of 3m from the common side and rear boundaries.	the Town Planning Report for further information.	
	AO6.2 Development, except where in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where across a minor road from a zone in the Residential zones category not located in a precinct: (a) has a building height of no more than 4 storeys within 10m from the property boundary to that street; (b) has a heavily landscaped front setback.	AO6.2 The proposed design of the development is in accordance with this outcome.	☒Compliant ☐N/A ☐Performance Solution
Core and corridor transit oriented land use			
PO7 Development: (a) ensures that the Buranda precinct (Eastern corridor neighbourhood plan/NPP-001), Buranda Station precinct (Eastern corridor neighbourhood plan/NPP-002), Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), Coorparoo core sub-precinct (Eastern corridor neighbourhood	AO7.1 Development for individual shop tenancies are a maximum of 1,500m^2 in size except where on: (a) Lot 4 RP158152; (b) Lot 1 RP121119; (c) Lot 2 RP131792.	AO7.1 The proposed development is for a multiple dwelling. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO7.2 Development of 1 individual shop tenancy with a gross floor area greater than 1,500m^2	AO7.2	☐Compliant ☒N/A

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
plan/NPP-005a) and Coorparoo corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-005b) contain land uses that both attract and generate trips by public transport; (b) provides a mix of uses that supports the intent for the sub-precinct and the function of the neighbourhood plan area as a network of transit oriented communities, each with its unique role and function; (c) limits individual shop tenancy sizes to restrict retailing that encourages car-based trips.	is permitted within the Coorparoo core sub-precinct (Eastern corridor neighbourhood plan/NPP-005a) on the site indicated in Figure c to accommodate a market.	The proposed development is for a multiple dwelling. As such, this criterion is not applicable.	☐Performance Solution
	AO7.3 Development does not result in the combined gross floor area of shops in the Buranda Station precinct (Eastern corridor neighbourhood plan/NPP-002) exceeding 10,000m^2.	AO7.3 The proposed development is for a multiple dwelling. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO7.4 Development provides: (a) a mix of both non-residential and residential uses; (b) non-residential uses at the ground storey activate the street or other adjacent public spaces, arcades and cross block links.	AO7.4 The proposed development is for a multiple dwelling. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
Significant corner and landmark sites			
PO8 Development on a landmark site indicated in Figure a, Figure b, Figure c and Figure d provides a prominent visual reference and contribution to the city's public realm by: (a) exhibiting subtropical architectural excellence through design, treatment and articulation; (b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-	AO8 No acceptable outcome is prescribed.	AO8 The subject site is not identified as a significant corner or landmark site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage places or local landmarks; (e) where a land dedication is required: (i) accommodating a deep-planted large feature tree within the dedication area; (ii) providing a developable envelope that acknowledges and respects the presence of the large feature tree canopy; (iii) accommodating high levels of pedestrian movement and enhancing the pedestrian experience.			
PO9 Development on a significant corner site indicated in Figure b or Figure c provides a prominent visual reference and contribution to the public realm by: (a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; (b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an	AO9.1 Development provides a 5m x 5m inverted corner land dedication in the significant corner site locations indicated in Figure b and Figure c.	AO9.1 The subject site is not identified as a significant corner or landmark site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO9.2 Development on a significant corner site is designed such that the building, excluding awnings but including the basement, is kept outside of the corner land dedication area.	AO9.2 The subject site is not identified as a significant corner or landmark site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO9.3 Development includes deep-planted feature trees, seating and public art in the corner land dedication area in accordance with	AO9.3 The subject site is not identified as a significant corner or landmark site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
intersection or connection point in the neighbourhood; (d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; (e) where a land dedication is required: (i) accommodating a deep-planted large feature tree within the dedication area; (ii) providing a developable envelope that acknowledges and respects the presence of the large feature tree canopy.	specifications in the road corridor design and public art sections of the Infrastructure design planning scheme policy.		
	AO9.4 Development includes significant landscaping and street furniture to enhance the public pedestrian experience.	AO9.4 The subject site is not identified as a significant corner or landmark site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO9.5 Development includes ground storey uses that facilitate a high degree of pedestrian activity such as shops and food and drink outlets on both frontages.	AO9.5 The subject site is not identified as a significant corner or landmark site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
General streetscape and activation			
PO10 Development provides buildings that exhibit (a) a fine-grain building rhythm (b) architectural interest with variations in horizontal and vertical profile (c) a human scale to the street. (d) a built form that supports outdoor lifestyles and engagement with the public realm.	AO10.1 Development is designed so that ground storey and podium levels incorporate: (a) variations in built form including horizontal and vertical articulation; (b) design element s and features that provide visual distinction from the tower; (c) awnings and sun-protection devices; (d) balconies orientated to the street; (e) operable elements within the facade; (f) elements of a finer scale than the main structural framing; (g) display windows, showcases or public art.	AO10 The proposed ground level is dedicated to on-site carparking for visitors and residents in addition to quality landscaping opportunities. As the proposed development does not involve a non-residential use, the design is seen to comply with the relevant requirements of this outcome.	☒Compliant ☐N/A ☐Performance Solution
	AO10.2		

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development in a core sub-precinct provides active uses at ground storey and podium levels, with operable windows and doors that allow for activity, visual connection and casual surveillance of streets, arcades and plazas.		
PO11 Development provides protection from rain and sun for footpaths and pathways on key pedestrian routes that is: (a) continuous and compatible with existing awnings; (b) designed to incorporate adequate space for street trees and other landscaping; (c) visually safe and amenable.	AO11.1 Development in a core sub-precinct and corridor sub-precinct provides awnings: (a) over the footpath of streets; (b) where buildings face arcades or cross block links, in accordance with the road corridor design section of the Infrastructure design planning scheme policy.	AO11.1 The subject site is not identified within a sub-precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO11.2 Development in a residential sub-precinct includes awnings at entries to residential buildings.	AO11.2 The subject site is not identified within a sub-precinct. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution
PO12 Development is designed to promote a strong interaction with, and legibility from, public spaces including streets, cross block links, parks and the passenger areas of busway and railway stations.	AO12.1 Development has clearly identifiable entries from the adjoining streets or public spaces.	AO12.1 The proposed development has a clearly identifiable entry.	☒Compliant ☐N/A ☐Performance Solution
	AO12.2 Development includes individual entries for each ground storey dwelling facing a public street, arcade, cross block link or park.	AO12.2 The proposed development does not involve ground floor dwellings. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO12.3 Development incorporates expansive decks, balconies and verandahs which: (a) have a minimum dimension of 3m;	AO12.3 The proposed development incorporates expansive balconies for	☐Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) are directly accessible from living spaces; (c) are orientated to directly overlook public spaces.	each individual unit in accordance with this outcome.	
Active frontages and casual surveillance			
PO13 Development fronting an active frontage – primary actively contributes to the role of the street as the focus for the commercial and community life of the precinct, by providing: (a) intensive activation of the ground storey with uses that encourage the greatest degree of pedestrian activity and interaction such as shops, restaurants and cafes; (b) highly articulated facades that feature a very high proportion of openings and windows; (c) strong integration between the footpath and the adjoining street level or public space to seamlessly integrate indoor and outdoor spaces; (d) building design and subtropical landscaping that create a human scale to the street; (e) a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring.	AO13.1 Development on a site indicated as an active frontage – primary in Figure a, Figure b, Figure c, Figure d or Figure e: (a) is designed for and fully occupied by retail or other highly active uses at ground level; (b) provides awnings for the full street frontage; (c) provides lighting to publicly accessible areas; (d) provides a continuous built form to the street; (e) provides at least 1 pedestrian entrance or exit for every 10m of building frontage; (f) provides a minimum of 60% transparent external wall materials up to a height of 2.5m above the footpath level; (g) ensures windows are not obscured with signage or fixtures and that the tenancy interior is able to be viewed from the street; (h) provides a minimum ground storey floor-to-ceiling height of 4m;	AO13.1 The subject site is not identified as an active frontage site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(i) provides subtropical landscaping including ground plane landscaping, green facades or green walls.		
	AO13.2 Development on an active frontage – primary does not include: (a) vehicular crossovers or driveways; (b) at-grade or otherwise visible car parking; (c) service vehicle access across the footpath.	AO13.2 The subject site is not identified as an active frontage site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO13.3 Development on an active frontage – primary provides a footpath with a minimum width of 5m.	AO13.3 The subject site is not identified as an active frontage site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO14 (d) Development fronting an active frontage – secondary contributes to a safe, interesting and attractive street or public space, by providing: (a) activation at the ground floor with uses that encourage a high degree of pedestrian activity and casual interaction such as offices, community uses and services; (b) articulated facades with a high proportion of transparent openings and windows to enable casual surveillance of the street; (c) ground treatments encouraging an indoor/outdoor relationship including subtropical landscaping;	AO14 Development on a site indicated as an active frontage – secondary in Figure a, Figure b, Figure c, Figure d or Figure e: (a) is designed for and fully occupied by non-residential centre activities generating a high level of pedestrian activity at ground level; (b) provides a continuous built form to the street and does not include on-site parking at the frontage; (c) provides at least 1 pedestrian entrance or exit for every 20m of building frontage; (d) provides a minimum of 30% transparent external wall materials	AO14 The subject site is not identified as an active frontage site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) a minimal number of vehicular entry points to ensure pedestrian safety and continuity of movement.	up to a height of 2.5m above footpath level; (e) ensures windows are not obscured with signage or fixtures and that the tenancy interior is able to be viewed from the street; (f) provides a minimum ground storey floor-to-ceiling height of 4m; (g) provides subtropical landscaping including ground plane landscaping, green facades or green walls.		
PO15 Development with a casual surveillance interface contributes to the safety, quality and character of adjacent or nearby public space, by providing: (a) living and working spaces that are directly accessible to and can overlook the adjacent or nearby public spaces; (b) balconies and outdoor living areas that enable casual surveillance; (c) low and visually permeable fencing and landscaping.	AO15 Development on a site indicated as an interface with casual surveillance in Figure a, Figure b, Figure c, Figure d and Figure e is designed so that: (a) ground storey residential uses or centre activities are located directly adjoining and accessible to these streets, arcades, cross block links or spaces; (b) balconies, living areas, entries and windows overlook these streets, arcades, cross block links or spaces; (c) fences adjoining public space are a maximum 1.5m high with a minimum of 50% visual permeability.	AO15 The subject site is not identified as an active frontage site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
Connectivity and pedestrian movement			
PO16 Development supports and encourages the use of street crossings	AO16 Development is designed to align alleys, arcades, entrances and foyers with existing or proposed pedestrian crossings.	AO16 The subject site is not in proximity to a pedestrian crossing. As such, this criterion is not applicable.	☐Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO17 Development creates an integrated and continuous pedestrian and cyclist network that facilitates logical and direct access to activity centres, public transport facilities and public open spaces.	AO17 Development provides an arcade or cross block link as indicated in Figure a, Figure b, Figure c, Figure d and Figure e.	AO17 The proposed development is not required to provide an arcade or crossblock link. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO18 Development ensures that an arcade identified in Figure a, Figure b, Figure c, Figure d and Figure e: (a) is designed to reflect the function, width and scale of the arcade; (b) has a design, site layout and ground-storey treatment that promotes activation and surveillance of the arcade; (c) allows appropriate public access for the type of link.	AO18.1 Development is designed so that an arcade: (a) is provided at-grade with the street; (b) is a minimum width of 4m; (c) is fully or partially open to the sky; (d) includes subtropical landscaping; (e) includes visual interest, artwork, lighting and passive surveillance; (f) is used to access residential foyers where provided; (g) incorporates active tenancies that contribute to day and night activation.	AO18.1 The proposed development does not involve an arcade. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO18.2 Development does not: (a) locate bin collection and parking areas adjacent to an arcade or cross block link; (b) provide for service vehicle access through an arcade or cross block link.	AO18.2 The proposed development does not involve an arcade or a crossblock link. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
Car parking, access and servicing			
PO19 Development minimises impacts on streetscapes and ensures that: (a) car parking located on ground level is fully concealed by active uses which have a depth appropriate to the active	AO19 Development locates car parking areas underground except where: (a) in the Stones Corner precinct (Eastern corridor neighbourhood plan NPP-003); or	AO19 The proposed car parking area is located above ground, albeit adequately screened from view by the built form and landscaping.	☐Compliant ☐N/A ☒Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
frontage as shown in Figure a, Figure b, Figure c, Figure d and Figure e; (b) car parking located within a podium is fully concealed by commercial or residential uses to street frontages, arcades and other publicly accessible spaces; (c) where a setback to an adjoining property boundary is required, car parking is sleeved by: i. residential or commercial uses; or ii. architectural treatments and landscape buffers.	(b) it is demonstrated that car parking cannot be located underground.		
PO20 Development ensures: (a) vehicle entrances and servicing are located to minimise disruption and reduce visual impact on building frontages, the street environment and significant public spaces such as Coorparoo Creek Park; (b) pedestrian movement, comfort and safety is maximised in areas of high pedestrian usage, by reducing pedestrian and vehicular conflict; (c) driveway crossovers are sized, sited and designed to maintain the integrity, quality and primacy of footpaths.	AO20.1 Development does not gain vehicular access from a primary street frontage where alternative access is available and where new service lanes can be created.	AO20 The subject site achieves one access via Vine Street.	☒Compliant ☐N/A ☐Performance Solution
	AO20.2 Development has only 1 vehicular access point to each site.	AO20.2 The subject site achieves one access via Vine Street.	☒Compliant ☐N/A ☐Performance Solution
	AO20.3 Development uses shared vehicular access points where possible, and new vehicular access points are not located within 30m of another.	AO20.3 The subject site achieves one access via Vine Street.	☐Compliant ☐N/A ☐Performance Solution
	AO20.4 Development is accessed from vehicular entrances that are not wider than 5.5m and not higher than 3.5m.	AO20.4 The proposed development Is required to provide a type B2 crossover in accordance with the Transport, access,	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		parking and servicing planning scheme policy. As such, this criterion is not applicable.	
Sustainability			
PO21 Development for residential purposes is provided with floor-to-ceiling heights that facilitate natural ventilation, provide improved amenity and allow adequate clearance for ceiling fans.	AO21 Development has a minimum floor-to-ceiling height of 2.6m for a residential dwelling.	AO21 The proposed design achieves these requirements.	☒Compliant ☐N/A ☐Performance Solution
If in the Buranda precinct (Eastern corridor neighbourhood plan/NPP-001)			
PO22 Development caters for the informal recreation needs of local residents by providing a new park located centrally within the Buranda precinct (Eastern corridor neighbourhood plan/NPP-001) that is: (a) at least 4,800m^2 in area; (b) regularly shaped; (c) highly visible from surrounding streets; (d) provided with at least 2 street frontages.	AO22 Development provides a park where a future park is indicated in Figure a.	AO22 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO23 Development complements and contributes positively to the landscape amenity of the new park, and its scale and bulk does not visually dominate or overshadow the park.	AO23 Development is a maximum of 4 storeys within 10m of the park.	AO23 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO24 Development servicing does not compromise the function of Ipswich Road or O'Keefe Street.	AO24 Development: (a) does not include a service vehicle entry onto O'Keefe Street or Ipswich Road; (b) provides a service laneway on the southern boundary of the Buranda	AO24 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-001b), connecting Wolseley Street and Carl Street as indicated in Figure a.		
If in the Buranda Station precinct (Eastern corridor neighbourhood plan/NPP-002)			
PO25 Development provides retail activities that: (a) are limited in size and function; (b) provide for convenience shopping only; (c) do not encourage patronage via private vehicles from persons living or working outside the Eastern corridor neighbourhood plan area.	AO25 Development does not result in the combined gross floor area of shops in the Buranda Station precinct (Eastern corridor neighbourhood plan/NPP-002) exceeding 10,000m^2.	AO25 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO26 Development contributes to the management of local traffic movement including intersection upgrades and new pedestrian crossings.	AO26 No acceptable outcome is prescribed	AO26 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
If in the Buranda Station precinct (Eastern corridor neighbourhood plan/NPP-002), where in the Buranda Station core sub-precinct (Eastern corridor neighbourhood plan/NPP-002a)			
PO27 Development provides: (a) a balance of residential and non-residential uses; (b) a significant component of non-residential centre activities with a commercial focus to maximise transit oriented development outcomes.	AO27 Development has the following residential and non-residential uses: (a) a maximum of 60% of the floor space for non-residential centre activities per site; (b) a maximum of 60% of the floor space for residential uses per site.	AO27 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO28 Development ensures: (a) tall buildings are located centrally within the sub-precinct to minimise	AO28 No acceptable outcome is prescribed.	AO28 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
overshadowing, reinforce desired corridor building scale and reduce visual impact to surrounding established residential areas; (b) tower forms are well articulated to visually reduce their perceived bulk and scale.			☐Performance Solution
PO29 Development: (a) presents a consistent medium- to high-rise corridor building scale along O'Keefe Street; (b) presents a consistent low- to medium-rise corridor building scale along Logan Road; (c) provides a transition to the lower scale residential areas south of O'Keefe Street and north-east of Logan Road.	AO29.1 Development has a maximum building height of 12 storeys where within 20m of the property boundary to O'Keefe Street.	AO29.1 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO29.2 Development has a maximum building height of 8 storeys where within 20m of the property boundary to Logan Road.	AO29.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO30 Development provides a new contemporary plaza/forecourt area to create an attractive and central public space for commuters and pedestrians working and living in the area.	AO30 Development incorporates a publicly accessible plaza/forecourt of at least 2,000m^2 in the location indicated in Figure d.	AO30 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003)			
PO31 Development delivers design excellence including: (a) podiums that respond to adjoining sites by providing a sensitive transition through architectural or landscape treatments and avoiding blank walls; (b) tower designs that:	AO31.1 Development provides a podium with a maximum height of 12m and 3 storeys to contribute to a consistent streetscape character.	AO31.1 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO31.2 Development provides slender tower forms that have a minimum tower separation	AO31.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
i. respond to the site shape and size by utilising smaller floorplates, and slender towers to support amenity and subtropical design outcomes; ii. are significantly setback from the podium to: A. reinforce the visual distinction between tower and podium; B. reduce bulk and visibility of the tower from the street and adjoining properties; C. respond to the relevant active frontage as shown in Figure b.	distance of 10m on the site and to any adjoining sites.		
PO32 Development for a multiple dwelling provides on-site parking spaces to accommodate the design peak parking demand without an overflow of car parking to an adjacent premises or adjacent streets. Design peak parking demand may consider proximity to: (a) public transport facilities providing regular and frequent services to key destinations; (b) local services and facilities; (c) existing on street parking controls.	AO32 Development for a multiple dwelling provides car parking in accordance with Table 7.2.5.2.3.F.	AO32 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO33 Development provides car parking while supporting an active and vibrant streetscape by:	AO33.1 Development: (a) where in Brisbane River flood planning area 1, 2a, 2b, 3, 4 or 5 sub-categories or Creek/waterway flood planning	AO33.1 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) ensuring that podium parking provides a facade that visually integrates with the streetscape and: i. enhances visual interest and contributes to the subtropical character of the precinct; ii. enables passive and casual surveillance of the street and public realm. (b) ensuring that frontages to Old Cleveland Road and Logan Road: i. deliver active frontage uses at a ground level that contribute to a vibrant and walkable streetscape; ii. sleeve any podium parking with active frontage uses up to 3 storeys; iii. significantly set back any parking above 3 storeys from the street frontage;	area 1, 2, 3, 4 or 5 sub-categories of the Flood overlay map: i. locates non-residential car parking either above ground level or underground (where limited to 2 basements levels); ii. locates residential car parking above ground level. (b) in all other circumstances provides underground car parking.		
	AO32.2 Development that provides above ground car parking is designed to: (a) ensure that car parking areas: i. are fully screened by decorative facades, green walls, or architectural elements and screening; ii. incorporate design elements that allow for passive and casual surveillance of the street and public realm. (b) ensure that where fronting Old Cleveland Road and Logan Road, car parking areas: i. are in podiums up to 3 storeys, have a parapet height of 12m and are sleeved with active frontage uses; ii. where above 3 storeys, are setback from the frontage in accordance with the tower setback requirements identified in Table 7.2.5.2.3.D.	AO32.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO34 Development reflects or complements the historic architectural character of Stones Corner by incorporating materials that: (a) are self-finished and robust; (b) display a tactile finish; (c) considers colours and styles from the surrounding context including existing heritage and commercial character buildings in the precinct.	AO34 No acceptable outcome is prescribed.	AO34 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO35 Development provides a subtropical landscape setting to soften the bulk, scale and form of built elements and improve streetscape amenity through an appropriate mix of green infrastructure including: (a) ground plane landscaping and deep planting; (b) green walls, green facades or green roofs; (c) other artificial growing environments.	AO35 Development provides subtropical landscaping to achieve a green plot ratio in accordance with Table 7.2.5.2.3.E.	AO35 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO36 Development ensures the location and design of features such as vehicular access, refuse collection, fire access and control room and building services are not a dominant element of any streetscape.	AO36 No acceptable outcome is prescribed.	AO36 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a)			
PO37	AO37.1 Development fronting an active frontage – primary (a) as identified on Figure b, ensures	AO37.1	☐Compliant ☒N/A

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development fronting an active frontage – primary (a) or active frontage – primary (b) as identified on Figure b: (a) ensures Logan Road and Old Cleveland Road continue as the retail focus of the precinct; (b) protects and complements the traditional character of the active frontage – primary with narrow tenancies; (c) ensures individual tenancies are arranged and have an appropriate size and layout to maintain an active frontage – primary and encourage interactions between public and private spaces; (d) ensures shop fronts have a distinct street presence positively contributing to the character of Stones Corner; (e) contributes to a fine-grain urban form and maintains a low-scale awning with parapet facade to the street, similar to traditional buildings in the street; (f) ensures towers are set back from the street frontage to allow for sunlight and airflow access to the street; (g) is designed to create strong visual interest and is complementary to the level of detail and articulation of the existing streetscape;	towers are setback from Logan Road in accordance with Table 7.2.5.2.3.D. Refer to Figure f and Figure g.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Performance Solution
	AO37.2 Development fronting an active frontage – primary (b) as identified on Figure b, ensures towers are setback from the street frontage in accordance with Table 7.2.5.2.3.D. Refer to Figure h.	AO37.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO37.3 Development fronting an active frontage – primary (a) or active frontage – primary (b) as identified on Figure b: (a) is clearly expressed as individual tenancies of 5m to 7m in width consistent with traditional widths in the street; (b) provides tenancies with a minimum depth of 12m; (c) includes vertical and horizontal detailing and elements that delineates the facade into individual shop fronts; (d) includes material variety and a mix of solid and transparent areas to avoid a predominately glazed appearance; (e) incorporates a continuous awning and parapet as indicated in Figure f, Figure g and Figure h; (f) has building facades that are articulated through frequent recesses and projections and elements of a	AO37.3 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(h) creates a pedestrian environment uninterrupted by vehicular crossovers; (i) provides artwork and lighting to enhance the interest and vitality of the centre.	finer scale than the main structural framing of the building; (g) is built to the front alignment of Logan Road and Old Cleveland Road.		
	AO37.4 Development fronting an active frontage – primary (a) or active frontage – primary (b) as identified on Figure b, ensures ground floor tenancies with a gross floor area over 500m^2 are sleeved by smaller, fine-grain tenancies on the street frontage.	AO37.4 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO37.5 Development incorporates artwork and lighting within private ownership for facades, rooftops and arcades that enlivens publicly accessible spaces.	AO37.5 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
If in the Langlands Park precinct (Eastern corridor neighbourhood plan/NPP-004), where in the Langlands Park corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-004a)			
PO34 Development bulk and scale is limited to create a strong landscape setting provided through deep planting in wide front and side setbacks, low site cover and restrictions on building length.	AO34.1 Development has a maximum site cover of 60%.	AO34.1 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO34.2 Development has a maximum overall building length of 30m.	AO34.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO34.3 Development has a 3m wide deep-planted landscape setback for at least 80% of the site frontage.	AO34.3 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO35	AO35	AO35	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development conceals car parking structures and areas from view through their location and design and the use of extensive landscaped areas to create an attractive landscaped facade to the street.	Development screens car parking from view from the street by: (a) a dense landscape buffer; (b) building design and architectural screening.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO36 Development: (a) preserves the arterial road function of Old Cleveland Road; (b) minimises opportunities for vehicular, cyclist and pedestrian conflict; (c) reduces the total numbers of vehicle crossovers.	AO36 Development where vehicular access is only possible from Old Cleveland Road: (a) provides only 1 access point is provided; (b) provides an on-site vehicle turn-a-round is provided; (c) has a minimum frontage width of 20m; or (d) provides vehicular access via an adjoining site fronting Old Cleveland Road; or (e) provides shared access to all adjoining sites fronting Old Cleveland Road.	AO36 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO37 Development: (a) accommodates floodwaters and ponding through the design and siting of buildings, where on land affected by creek, river or overland flow; (c) does not adversely affect flood behaviour over adjacent or nearby development.	AO37.1 Development has a minimum lot size of 2,000m^2.	AO37.1 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO37.2 Development on the south side of Old Cleveland Road: (a) provides for overland flow paths linking Ellis Street to Old Cleveland Road; (b) ensures flow paths are free of any permanent obstructions to floodwaters; (c) provides landscaping capable of withstanding floodwaters and ponding.	AO37.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO37.3	AO37.3	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development on the south side of Old Cleveland Road with an existing surface level at or lower than 4.5m AHD provides the following: (a) a minimum of 60% of the site is permeable at ground level; (b) a minimum 900mm clearance from ground level to the underside of slab; (c) free-draining undercroft areas; (d) ponding for floodwaters under any structures.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c) and in the High density residential zone (Up to 15 storeys zone precinct)			
PO38 Development fronting Cleveland Street provides an active, safe and visually engaging streetscape.	AO38 Development fronting Cleveland Street provides a facade that: (a) activates the ground storey with windows and doors that allow for visual connection and surveillance of the street; (b) includes modulation of form; (c) includes variation of materials. Refer to Figure i.	AO38 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO39 Development incorporates a residential street building with a facade treatment that is designed to: (a) address and activate the street and any adjacent publicly accessible space with a high level of permeability, subtropical landscaping, shade and shelter; (b) contribute to an attractive streetscape;	AO39 Development includes a residential street building to adjoining streets and adjoining publicly accessible spaces that incorporates: (a) balconies, openings and operable elements to create a high degree of permeability that allow building occupants to overlook the street and any adjacent publicly accessible space;	AO39 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) provide residents with private open space; (d) create a smooth transition from indoors to outdoors; (e) respond to the subtropical climate by opening up to the elements while providing shade and comfort.	(b) private outdoor spaces in the frontage that allow building occupants to access open air; (c) deep planting, vertical subtropical landscaping, awnings and shade structures, and articulation that provide shade and shelter for pedestrians on the street and the building. Refer to Figure I.		
If in the Stones Corner precinct (Eastern corridor neighbourhood plan/NPP-003), where in the Stones Corner core sub-precinct (Eastern corridor neighbourhood plan/NPP-003a) and in the Mixed use zone or where in the Stones Corner residential sub-precinct (Eastern corridor neighbourhood plan/NPP-003c) and in the High density residential zone (Up to 8 storeys zone precinct)			
PO40 Development contributes to a sustainable and integrated precinct delivering high-quality built form, urban design and infrastructure outcomes, that are compatible with flood conditions.	AO40 Development that requires a change in grade or elevation to respond to flood risk provides a gradual transition space within the building footprint or spanning internal and external spaces and includes: (a) terracing; (b) seating; (c) subtropical landscaping.	AO40 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
If in the Langlands Park precinct (Eastern corridor neighbourhood plan/NPP-004), where in the Langlands Park corridor sub-precinct (Eastern corridor neighbourhood plan/NPP-004a)			
PO41 Development bulk and scale is limited to create a strong landscape setting provided through deep planting in wide front and side setbacks, low site cover and restrictions on building length.	AO41.1 Development has a maximum site cover of 60%.	AO41.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO41.2 Development has a maximum overall building length of 30m.	AO41.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO41.3 Development has a 3m wide deep-planted landscape setback for at least 80% of the site frontage.	AO41.3 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO42 Development conceals car parking structures and areas from view through their location and design and the use of extensive landscaped areas to create an attractive landscaped facade to the street.	AO42 Development screens car parking from view from the street by: (a) a dense landscape buffer; (b) building design and architectural screening.	AO42 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO43 Development: (a) preserves the arterial road function of Old Cleveland Road; (b) minimises opportunities for vehicular, cyclist and pedestrian conflict; (c) reduces the total numbers of vehicle crossovers.	AO43 Development where vehicular access is only possible from Old Cleveland Road: (a) provides only 1 access point is provided; (b) provides an on-site vehicle turn-a-round is provided; (c) has a minimum frontage width of 20m; or (d) provides vehicular access via an adjoining site fronting Old Cleveland Road; or (e) provides shared access to all adjoining sites fronting Old Cleveland Road.	AO43 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO44 Development: (a) accommodates floodwaters and ponding through the design and siting of buildings, where on land affected by creek, river or overland flow; (b) does not adversely affect flood behaviour over adjacent or nearby development.	AO44.1 Development has a minimum lot size of 2,000m^2.	AO44.1 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO44.2 Development on the south side of Old Cleveland Road:	AO44.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(a) provides for overland flow paths linking Ellis Street to Old Cleveland Road; (b) ensures flow paths are free of any permanent obstructions to floodwaters; (c) provides landscaping capable of withstanding floodwaters and ponding.		
	AO44.3 Development on the south side of Old Cleveland Road with an existing surface level at or lower than 4.5m AHD provides the following: (a) a minimum of 60% of the site is permeable at ground level; (b) a minimum 900mm clearance from ground level to the underside of slab; (c) free-draining undercroft areas; (d) ponding for floodwaters under any structures.	AO44.3 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
If in the Coorparoo precinct (Eastern corridor neighbourhood plan/NPP-005)			
PO45 Development reinforces the role of the active frontage – primary and ensures that the intersection of Harries Road and Holdsworth Street is: (a) the focus for street life in the precinct; (b) designed to seamlessly integrate indoor activities with outdoor street life;	AO45.1 Development on the Holdsworth Street and Harries Road active frontage – primary has a minimum setback of 3m at the ground level.	AO45.1 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO45.2 Development integrates the ground-level setback with the public footpath to facilitate pedestrian movement.	AO45.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) provided with spacious street corners suitable for outdoor dining and other street activities; (d) sheltered by prominent and substantial trees sited on the 4 corners.			☐Performance Solution
	AO45.3 Development is designed so that height changes between the footpath and the ground storey do not exceed 0.6m.	AO45.3 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO45.4 Development at the intersection of Harries Road and Holdsworth Street provides deep-planted feature trees on the 4 corners.	AO45.4 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO46 Development provides a land dedication to the Council as indicated in Figure c for park purposes in accordance with the Infrastructure design planning scheme policy and in accordance with a Council park master plan.	AO46 No acceptable outcome is prescribed.	AO46 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO47 Development activates and encourages casual surveillance of Coorparoo Creek Park.	AO47.1 Development is built to the alignment of the park in the locations indicated as active frontages in Figure c	AO47.1 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO47.2 Development is designed for and fully occupied by non-residential centre activities at ground storey in the locations indicated as active frontages in Figure c.	AO47.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO47.3 Development integrates the ground-level setback with the public footpath to facilitate pedestrian movement.	AO47.3 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO47.4	AO47.4	☐Compliant

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development is designed so that height changes between the footpath and the ground storey do not exceed 0.6m in accordance with Figure k.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☒N/A ☐Performance Solution
	AO47.5 Development is designed to enable and encourage overlooking in the locations indicated as casual surveillance in Figure c.	AO47.5 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO47.6 Development incorporates a pedestrian access thoroughfare, building entries and direct access to the park along the eastern boundary of the park.	AO47.6 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO48 Development: (a) of Lot 2 RP69511 improves the accessibility and safety of the pedestrian connection between the Coorparoo Creek park and the Coorparoo Creek waterway corridor to the north; (b) is located and designed to improve the visual connection between the established waterway corridor to the north and the open space to the south.	AO48.1 Development dedicates the land indicated in Figure c to the Council to widen the existing connection to a minimum width of 6m.	AO48.1 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO48.2 Development ensures that fences bordering the connection have: (a) a maximum height of 1.2m; (b) a minimum of 50% transparency.	AO48.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO49 Development: (a) promotes activation and casual surveillance of the Bath Street park; (b) is of a scale that is not overbearing and allows ample solar access for the Bath Street park;	AO49.1 Development is designed so that living areas and balconies are orientated to overlook the Bath Street park.	AO49.1 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO49.2 Development has a maximum building height of 4 storeys within 10m of the Bath Street park.	AO49.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) allows for unencumbered deep planting within the Bath Street park; (d) allows arcades to the Bath Street park to be widened and fronted by uses that promote pedestrian activity and casual surveillance such as restaurants with outdoor dining.			☐Performance Solution
	AO49.3 Development is designed so that basements do not encroach within the Bath Street park area.	AO49.3 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO50 Development: (a) of the electrical substation site: (i) minimises visual impact of substation infrastructure; (ii) provides attractive street frontages; (iii) improves the prominence and visual surveillance of the Bath Street park and pathways leading to it; (iv) facilitates the efficient and economical long-term mixed use development of the site consistent with the desired core sub-precinct outcomes; (b) for electrical supply purposes provides: (i) new electrical infrastructure that is designed and sited to maximise the mixed use development potential of the site; (ii) substation infrastructure that is enclosed within attractive built structures set back from the Holdsworth Street frontage;	AO50 No acceptable outcome is prescribed.	AO50 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(iii) widening of the path connecting Holdsworth Street to Bath Street Park coupled with an enlarged path entrance way at the Holdsworth Street entry; (iv) landscaping on the street frontages and interface to Bath Street Park; (c) for mixed uses provides: (i) an active frontage on the Holdsworth Street frontage; (ii) attractive elevations to the Bath Street park and pathways leading to it.			
If in the Coorparoo precinct (Eastern Corridor neighbourhood plan/NPP-005), where in the Coorparoo core sub-precinct (Eastern corridor neighbourhood plan/NPP-005a)			
PO51 Development provides a significant component of non-residential centre activities with a commercial focus to maximise transit oriented development outcomes.	AO51 Development is constituted of a minimum 20% of the gross floor area for non-residential centre activities for each site.	AO51 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
If in the Bennetts Road precinct (Eastern corridor neighbourhood plan/NPP-006)			
PO52 Development bulk and scale is limited to create a strong landscape setting and ensure compatibility with the scale and bulk of surrounding residential areas.	AO52.1 Development has a maximum site cover of 60%.	AO52.1 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO52.2 Development has a maximum overall building length of 30m.	AO52.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO52.3	AO52.3	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development has a 3m deep-planted landscape buffer for at least 80% of the site frontage.	The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO53 Development promotes activation and casual surveillance of the Bowie Flats Park and Biran Street Park.	AO53.1 Development is designed so that living areas and balconies are oriented to overlook the park.	AO53.1 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO53.2 Development which has fences that border pedestrian paths or park are: (a) a maximum height of 1.2m; (b) a minimum of 50% transparency.	AO53.2 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO53.3 Development is designed so that: (a) the combined height of fences and retaining walls bordering pedestrian paths or park does not exceed 1.8m; (b) any fence component is a minimum of 50% transparent.	AO53.3 The subject site is not identified within this precinct. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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3. USE / DEVELOPMENT CODES

3.1 Multiple Dwelling Code

Effective – V37 18 September 2026

3.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Multiple dwelling code is to assess the suitability of development to which this code applies.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development has a site area and frontage width that is sufficient for the scale and form of a multiple dwelling development, to deliver a comfortable living environment with minimal impacts on neighbours. (b) Development is orientated and designed to contribute to a safe, attractive and walkable neighbourhood. (c) Development that is in proximity of a railway or bus station, is public transit supportive and designed to facilitate high levels of activity and surveillance of the station and the interface to the street. (d) Development does not isolate or negatively impact on the development potential or future residential amenity of adjoining sites. (e) Development has a bulk, scale, form and intensity that is consistent with the existing and intended neighbourhood structure for the area as expressed by zone, zone precinct and neighbourhood plan outcomes, having regard to: (i) the location and street context of the site; (ii) its proximity to an activity centre, higher capacity public transport services, or other community facilities; (iii) the capacity of infrastructure.	The proposal seeks to redevelop the subject site to facilitate the construction of Multiple dwelling consisting of 10 units. The development represents a contextually appropriate housing outcome, consistent with similar approvals and the established built form within the surrounding area. Moreover, the proposed development seeks to contribute to the diversity and availability of housing within the local community. The design has been carefully considered to ensure it does not prejudice the future development potential of adjoining properties and is undertaken in a reasonable and compatible manner.	☒Compliant ☐N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(f) Development is designed to facilitate future intensification of uses at ground level, where in proximity to high-frequency public transport. (g) Development in the Infill housing zone precinct of the Character residential zone includes a range of detached and attached building forms and is of an intensity that reflects the lower density form and character of these zones. (h) Development is of a height that is appropriate to the strategic and local context and meets community expectations consistent with the following: (i) 15 storeys in the Up to 15 storeys zone precinct of the High density residential zone; (ii) 8 storeys in the Up to 8 storeys zone precinct of the High density residential zone; (iii) 5 storeys in the Medium density residential zone; (iv) 4 storeys in the 3; (v) Or 4 storey mix zone precinct of the Low–medium density residential zone where any part of the lot frontage is located within 400m of a key location, except where for short-term accommodation or rooming accommodation; (vi) 3 storeys in the 3 or 4 storey mix zone precinct of the Low-medium density residential zone in all other instances; (vii) 2 storeys in the 2 storey mix zone precinct of the Low–medium density residential zone; (viii) 2 storeys in the Infill housing zone precinct of the Character residential zone. (i) Development provides setbacks and separation of buildings that contribute to the amenity of residents within and adjoining the site and to Brisbane's high-quality subtropical streetscapes and public spaces. (j) Development in or adjoining lower density residential areas uses side boundary setbacks and built form height transitions to manage the interface with those areas and reflect the		

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
amenity, form and character and subtropical landscape of those areas. (k) Development positively contributes to the amenity of the immediate streetscape and pedestrian environment with highly articulated building facades, varied roof form elements, high quality landscaping at the front of the site and direct pedestrian access from the development to the street. (l) Development ensures that the proportion of built and natural features, including buildings, design features, services and infrastructure, on-site open spaces and landscaping, provide: (i) an attractive streetscape interface and reduction in the dominance of built form at a street level that contributes to Brisbane's character and identity, high-quality subtropical streetscapes and public space network; (ii) a high level of amenity for occupants and adjoining residents including access to open and landscaped spaces, natural light, sunlight and breeze to support outdoor subtropical living. (m) Development of adaptable housing meets the needs of the community now and into the future. (n) Development provides open space consistent with the following: (i) communal open space and covered outdoor private open spaces provided for each multiple dwelling capitalise on Brisbane's subtropical climate, maximise outdoor living opportunities and enhance amenity for residents; (ii) large-scale multiple dwelling development provides useable high-quality communal open space for residents that is accessible and attractive; (iii) small-scale multiple dwellings provide increased areas for private open space for each dwelling as a substitute for communal open space.		

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(o) Development provides on-site landscaping that supports and contributes to Brisbane's subtropical landscape character and contributes to the microclimate of the neighbourhood and site, supports outdoor living and subtropical planting, and assists in reducing urban heat island effects, with deep-planting areas for the protection and establishment of large, subtropical shade trees. (p) Development provides vehicle parking and manoeuvring areas which are located and designed to integrate into the site and building and do not negatively impact on: (i) the amenity and safety of residents or visitors to the site and adjoining premises; (ii) the quality and amenity of the streetscape; (iii) the provision of quality onsite landscaping and deep planting areas; (iv) the safety and efficiency of both the internal layout and the external road network. (q) Development manages its interface with adjoining residential uses to mitigate amenity impacts including protecting visual privacy through appropriate separation of buildings and screening. (r) Development ensures that building location and design minimises residents' exposure to air and noise pollution. (s) Development is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses. (t) Development provides design elements that retain and support local character identity and strengthens site features, such as views, heritage, significant vegetation or significant corner sites, particularly where a landmark site. (u) Development is designed, orientated, located and constructed to incorporate subtropical design and built form principles that		

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
make a positive contribution to Brisbane's built form and public realm, whilst facilitating and encouraging sustainable energy and waste reduction practices.		

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3.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Site area and frontage			
PO1 Development has a site area and frontage width that is sufficient to: (a) accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; (b) deliver useable communal open space areas and private open spaces; (c) achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; (d) achieve safe and convenient vehicle access to the site; (e) accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers; (f) accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape; (g) minimise the impact of new driveways on the streetscape.	AO1 Development has a site area and frontage width that meets the minimum requirements set out in: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. *Note—The site frontage is measured at the property line on the primary road boundary.*	AO1 The proposed development complies with the requirements of Table 9.3.14.3.B.	☒Compliant ☐N/A ☐Performance Solution
PO2	AO2	AO2	☐Compliant

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area. *Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.*	Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	The subject site is not identified within the aforementioned zones. As such, this criterion is not applicable.	☒N/A ☐Performance Solution
Building design and appearance			
PO3 Development height, bulk and scale, siting and layout ensures that: (a) building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; (b) where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; (c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are	AO3 Development is contained within the building envelope for the site created by applying: (a) the maximum building height in Table 9.3.14.3.B; (b) front, rear and side boundary setback requirements in Table 9.3.14.3.C; (c) car parking boundary setback requirements in Table 9.3.14.3.E; (d) building separation requirements in Table 9.3.14.3.F; (e) building height transitions specified in Table 9.3.14.3.I where applicable; (f) the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c.	AO3 The proposed development is generally compliant with these requirements. Nonetheless, performance solutions are sought for the building height, side setbacks and building height transitions. For further information, please refer to Section 4 of the Town Planning Report.	☐Compliant ☐N/A ☒Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; (d) sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; (e) the development is consistent with the setback pattern and contributes to the character of the streetscape; (f) adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.	*Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.*		
PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned to community expectations about the number of storeys to be built, having regard to the intent for	AO4.1 Development has a maximum building height that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	AO4.1 The proposed development results in a maximum building height of 15.7m. As such, a performance solution is sought against this outcome. Please refer to Section 4 of the Town Planning Report for further details.	☐Compliant ☐N/A ☒Performance Solution
	AO4.1 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.	AO4.2 The proposed development seeks a performance solution against this outcome. For further details, please refer to Section 4 of the Town Planning Report.	☐Compliant ☐N/A ☒Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
the zone precinct and the predominant height of approved buildings in the street; (c) proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development; (d) designed to avoid a significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; (f) considerate of street conditions, the topography of the area and site slope; (g) designed to maintain significant view points and corridors; (h) designed and orientated to retain solar access to key public spaces and adjoining buildings.			
PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: (a) are integrated into the development;	AO5 Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary:	AO5 The proposed development includes a booster cabinet within the front 4m of the front boundary. Nonetheless, the cabinet comprises no more than 5m of the frontage. It is acknowledged the cabinet is oriented toward the street, which is due to achieve safe access,	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) do not dominate the site frontage; (c) are compatible with the intended streetscape character; (d) ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.	(a) comprise no more than 5m or 10% of the street frontage, whichever is the lesser; (b) are orientated towards the internal driveways or footpaths onsite; (c) are located, screened or landscaped so as not to be visually obtrusive.		
PO6 Development provides a front boundary setback that: (a) defines the street edge; (b) creates a clear threshold and transition from public to private space; (c) assists in achieving visual privacy to ground-floor dwellings from the street; (d) supports the location of balconies for casual surveillance of the street and modulation of the facade; (e) allows for built form and facade articulation that contributes to the streetscape character and landscape; (f) is consistent with the intended streetscape and setback pattern; (g) facilitates landscaping appropriate to soften and screen the built form of the development from the street.	AO6 Development provides setbacks to the primary and secondary frontages that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. *Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies.* *Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.*	AO6.1 The proposed development is fully compliant with the front setback requirements prescribed under Table 9.3.14.3.C of the Multiple dwelling code. For further information, please refer to the enclosed Architectural Proposal Plans prepared by *Mullarch Architecture*.	☒Compliant ☐N/A ☐Performance Solution
PO7 Development provides side and rear boundary setbacks that: (a) consider future development;	AO7.1 Unless greater setbacks are required to achieve adequate building separation,	AO7.1 The proposed development seeks a performance solution for the OMP setback to Levels 3 and 4. For further details, please refer to Section 4 of the Town Planning Report.	☐Compliant ☐N/A ☒Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; (c) support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; (d) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; (e) maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.	development provides a rear boundary and side boundary setback that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Refer to Figure d.		
	AO7.2 Development ensures that any built to boundary walls located in a zone in the residential zones category are: (a) not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; (b) not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; (c) for non-habitable rooms or spaces only; (d) not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; (e) not located within the front or rear setback; (f) where on the side boundaries of a corner lot, located towards the front of the development and separated;	AO7.2 The proposed development seeks a built to boundary wall on the eastern boundary. It is acknowledged built to boundary walls are to have a maximum height of 3m in accordance with this outcome; however, the design results in a maximum height of 3.2m. As such, a performance solution is sought for the marginal 0.200m over the prescribed requirement. For further information, please refer to Section 4 of the Town Planning Report.	☐Compliant ☐N/A ☒Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(g) a maximum height of 3m; (h) low maintenance or constructed of prefinished materials. Refer to Figure e.		
	AO7.3 Development ensures built to boundary walls: (i) have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or (j) have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or (k) do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	AO7.3 The length of the proposed built to boundary wall is a maximum of 6.390m.	☒Compliant ☐N/A ☐Performance Solution
PO8 Development ensures that the proportion of buildings to open space and landscaping on a site: (a) is consistent with the intended form, character and intensity of the local area and immediate streetscape; (b) facilitates modulation and articulation of the building form;	AO8 Development has: (l) a building footprint within the building envelope; (m) a maximum site cover that: a. complies with the requirements set out in a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: where in the Medium density residential zone, Low–medium	AO8 The proposed development results in a site cover of 59.5%. As such, a performance solution is sought for this outcome. For further information, please refer to Section 4 of the Town Planning Report.	☐Compliant ☐N/A ☒Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) supports residential amenity for occupants and adjoining properties; (d) supports private outdoor subtropical living; (e) provides for well-located and functional communal open space areas; (f) provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or where in the High density residential zone, is 40%.		
PO9 Development balances the height and footprint of the building, providing modulation and variation in the façade's horizontal and vertical profiles that: (a) reduces the appearances of bulk through changes in building depth, length and articulated form; (b) maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; (c) supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; (d) provides opportunities for dual aspect dwellings;	AO9.1 Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. *Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.*	AO9.1 The proposed development provides for articulation on the external walls in accordance with this outcome.	☒Compliant ☐N/A ☐Performance Solution
	AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m.	AO9.2 The subject site is not identified within this zone. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(e) incorporates changes in material, finish or texture at regular intervals; (f) provides expressive shadow casting elements; (g) provides opportunities for useable and functional open space. Refer to Figure i.	*Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.*		
	AO9.3 Development incorporates the following design elements: (a) balconies, verandas or terraces on each level; (b) variation in the treatment and patterning of windows to bring visual interest and activation to each facade; (c) variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; (d) recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. Refer to Figure l, Figure m and Figure n.	AO9.3 The proposed development provides for balconies on each level in addition to variations on building materials, windows and recesses and projections within the design.	☒Compliant ☐N/A ☐Performance Solution
	AO9.4 Development of the first 3 storeys of the building includes: (a) balconies and outdoor living areas orientated to the street or public realm; (b) expression and promotion of pedestrian entries; (c) elements of a finer scale than the building's main structure framing such as party walls and slab edges;	AO9.4 The proposed development provides for balconies and outdoor living areas oriented toward Vine Street in addition to distinguishable pedestrian entries, finer scale design elements and recesses within the built form.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(d) recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.		
PO10 Development for rooftops and building caps: (a) is contextually and climatically appropriate in form; (b) reduces the bulk and scale of development when viewed from the street; (c) is responsive to orientation and solar access; (d) is not marred by plant and equipment. (e) may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. *Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.*	AO10.1 Development provides building caps and rooftops which: (a) contribute to the architectural distinction of the building and roofs; (b) include interesting forms created through pitches, gables, skillions or other features; (c) provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. (d) Refer to Figure m and Figure n.	AO10.1 The proposed development provides for a skillion style rooftop.	☒Compliant ☐N/A ☐Performance Solution
	AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: (a) designed as an architectural feature of the building; (b) incorporated into the roof form; (c) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; (d) visually and acoustically screened from any communal open space on the rooftop.	AO10.2 The proposed development does not involve rooftop service structures aside from the required lift overrun which has been incorporated into the design.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO10.3 Development for a rooftop garden: a) incorporates a combination of built form and soft landscape elements integrated with the overall building design; b) enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. *Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.*	AO10.3 The proposed development does not involve a rooftop garden. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through: (a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances; (e) the treatment of retaining walls or basement car parking edges. Refer to Figure r and Figure u.	AO11.1 Development provides a building front elevation that is parallel or nearly parallel to the street frontage.	AO11.1 The proposed development provides for the front elevation to be parallel to Vine Street.	☒Compliant ☐N/A ☐Performance Solution
	AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.	AO11.2 The proposed development is not set back further than 2m beyond the minimum required street front setback.	☒Compliant ☐N/A ☐Performance Solution
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	AO11.3 The proposed development provides balconies and windows from the primary living area that overlook the street.	☒Compliant ☐N/A ☐Performance Solution
PO12	AO12.1	AO12.1	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development provides an entrance that must define the threshold between public and private space and provide: (a) safe, secure and convenient access to the site for residents and visitors; (b) a sufficiently scaled and sheltered entry and meeting space; (c) clear building signage and numbering for emergency access; (d) lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; (e) conveniently located mailboxes; (f) individual entrances to ground storey dwellings provide for a varied streetscape.	Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.	The proposed development provides for 10 units. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: (a) entry and waiting space off the footpath; (b) shelter; (c) lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) mailboxes. Refer to Figure s.	AO12.2 The proposed development provides for a prominent pedestrian entry separated from the main vehicle access.	☒Compliant ☐N/A ☐Performance Solution
	AO12.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that: (a) any steps are set back a minimum of 1m and are perpendicular to the front boundary;	AO12.3 The proposed development does not involve ground storey dwellings. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) retaining walls step to the street level and provide a transition from private outdoor space and the street; (c) lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) street numbering is provided to support visitor and emergency access. Refer to Figure t.		
Safety, privacy and amenity			
PO13 If: (a) identified in a neighbourhood plan as a building height transition; or (b) in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low–medium density residential zone, Low density residential zone or Character residential zone. (c) Development provides a transitional built form which protects the amenity of lower density residential areas by: (d) stepping down in height and scale;	AO13.1 Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan.	AO13.1 The proposed development seeks a performance solution to the required building height transition prescribed by the Eastern corridor neighbourhood plan. Please refer to Section 4 of the Town Planning Report for further information.	☐Compliant ☐N/A ☒Performance Solution
	AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the High density or Medium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I. Refer to Figure f.	AO13.2 The eastern corridor neighbourhood plan prescribes building height transitions. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(e) heavily landscaping interface area; (f) minimising impacts including overlooking and visual dominance through building articulation; (g) maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; (h) avoiding large blank walls on steeply sloping sites.			
PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to: (a) be consistent with the form and character intent for the local area; (b) protect residential amenity including access to natural light, sunlight and breeze; (c) provide visual privacy to reduce the need for fixed screening.	AO14.1 Development provides building placement and design that: (a) complies with Table 9.3.14.3.F; or (b) positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; (c) offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. Refer to Figure g and Figure h. *Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues.* *Note— Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or*	AO14 The proposed development complies with the requirements of this outcome.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	other design elements can reduce building separation requirements.		
	AO14.2 Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.	AO14 The proposed development can comply with this outcome.	☒Compliant ☐N/A ☐Performance Solution
PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. *Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.*	AO15 Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies: (a) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (b) a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; (c) canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; (d) trellis structures and a dense network of trees onsite at ground or podium level. *Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height.* *Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify*	AO15.1 The proposed development is not between 8 to 15 storeys. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.		
PO16 Development provides screening and partial enclosure of balconies to: (a) balance the privacy needs of neighbouring dwellings with the comfort of building occupants; (b) ensure buildings are subtropical and climatically responsive; (c) reduce the appearance of excessive bulk; (d) provide opportunities for passive surveillance of the street or public spaces. *Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.*	AO16.1 Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of: (a) 50% of the balconies on the first 3 storeys; (b) 25% on the 4th storey and above. Refer to Figure w.	AO16.1 The proposed development can comply with this outcome.	☒Compliant ☐N/A ☐Performance Solution
	AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to: (a) the side directly adjoining another balcony or private open space within the same building; (b) a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; (c) the full extent of a secondary balcony on a side elevation where for utilities or services. *Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.*	AO16.2 The proposed development does not involve screening or solid walls to balconies. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO16.3 Development where providing operable, moveable or adjustable screening of	AO16.3	☐Compliant ☒N/A

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	balconies, limits the screening to a maximum of: (a) 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; (b) 100% of west-facing primary balconies. Refer to Figure w.	The proposed development does not involve operable, moveable or adjustable screening. As such, this criterion is not applicable.	☐Performance Solution
PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. *Note—Siting and building separation is used to minimise privacy screening requirements.*	AO17.1 Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have: (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or (d) fixed external screens; or (e) in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. Refer to Figure h.	AO17.1 The proposed development minimised direct overlooking between building by utilising a strategic building layout and window hood design.	☐Compliant ☐N/A ☒Performance Solution
	AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.	AO17.2 The proposed development does not result in direct views to the habitable rooms of the adjoining dwelling house to the west. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable. *Note—The screening device is offset a minimum of 0.3m from the wall around any window.* *Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.*	AO17.3 The proposed development will provide screening where required.	☒Compliant ☐N/A ☐Performance Solution
PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.	AO18 Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Note—This includes outdoor lighting to communal open spaces on the roof. *Note—This includes outdoor lighting to communal open spaces on the roof.*	AO18 The proposed development does not involve outdoor lighting. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	AO19 Where development incorporates reflective glass material, it is to have: (a) a level of light reflectivity of not greater than 20%; (b) a level of heat transmission of not less than 20%.	AO19.1 The proposed development does not involve reflective glass material. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO20	AO20.1	AO20.1	☐Compliant

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development is located, designed and constructed to achieve the: (a) air quality (planning) criteria in Table 9.3.14.3.G; (b) odour criteria in Table 9.3.14.3.H. *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.*	Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from: (a) exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; (b) exhaust vent outlets from car parks or bus stations, by a minimum of 15m.	The subject site is not identified within these zones. As such, this criterion is not applicable.	☒N/A ☐Performance Solution
	AO20.2 Development is located no closer than 150m to a spray painting workshop. *Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.*	AO20.2 The subject site is not located within 150m of a spray painting workshop.	☒Compliant ☐N/A ☐Performance Solution
PO21 Development in a zone in the centre zones category or the Mixed use zone must: (a) be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; (b) be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA.	AO21 Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: (a) Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m2; (b) Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m2.	AO21 The subject site is not identified within these zones. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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. *Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.*			
PO22 Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria: • $L_{Aeq,adj,T}$ emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development. *Note—* *Where T is* • *Day (7am to 6pm): 11hr,* • *Evening (6pm to 10pm): 4hr,* • *Night (10pm to 7am): 9hr.* *Where-*	AO22 Development ensures mechanical plant is acoustically screened from nearby sensitive uses.	AO22 The proposed development does not involve a mechanical plant. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
• *$L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.* • *The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.* *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.*			
PO23 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas;	AO23 No acceptable outcome prescribed.	AO23.1 The proposed development has been designed to comply with this requirement.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. *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.*			
PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:	AO24 No acceptable outcome prescribed.	AO24 The proposed development has been designed to comply with this requirement.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) denying access to potential canvases through access control techniques; (b) reducing potential canvases through canvas reduction techniques; (c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. *Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.*			
PO25 Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.	AO25 Development: (a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; (b) for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan.	AO25 The proposed development does not involve these uses. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
Subtropical design and landscaping			
PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that: (a) reduces the need for mechanical heating, cooling and lighting;	AO26.1 Development is designed to provide all dwellings with: (a) floor-to-ceiling heights of at least 2.7m; (b) habitable rooms with a minimum of 2 dual aspect windows or openings. Refer to Figure o and Figure p.	AO26.1 The proposed development has been designed to ensure functionality with regard to subtropical character and a sustainable lifestyle with the use of windows, openings, access to private open space and landscaping and ensuring minimal hardscape surfaces to mitigate the impact of urban heat islands.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) ensures access to sunlight and natural heating, cooling and ventilation for residents; (c) provides protection and relief from the subtropical climate; (d) mitigates the impact of urban heat island.			
	AO26.2 Development includes: (a) weather protection and sun shading to all external doors and windows to habitable rooms; (b) deep recesses, eaves and sun-shading devices on the north-facing building facades; (c) extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.	AO26.2 The proposed development provides eaves and window hoods for weather protection and sun shading in addition to screening, recesses and private open space.	☒Compliant ☐N/A ☐Performance Solution
PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects. *Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.*	AO27.1 Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained. *Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree.* *Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.*	AO27.1 The subject site is not identified as containing significant vegetation to be retained. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO27.2 Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity. *Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy.* *Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.*	AO27.2 The proposed development provides for numerous large tree species. Please refer to the enclosed Landscape Concept Plan prepared by *AGLA* for further information.	☒Compliant ☐N/A ☐Performance Solution
	AO27.3 Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years. *Note—Shade cover is to be measured at 12pm on 21 December.*	AO27.3 The proposed development will provide suitable tree species in accordance with the relevant planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
PO28 Development provides landscaping that must: (a) provide shade to pedestrian pathways; (b) maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; (c) present an integrated landscape, neighbourhood and streetscape character;	AO28.1 Development provides landscaping within the site along the frontage of the site that consists of: (a) a minimum of 1 area of deep planting with a dimension of 4m x 4m; (b) shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; (c) a minimum of 50% of frontage length planted for a minimum width of 2m,	AO28.1 The proposed development provides for adequate deep planting, noting two dedicated 4m x 4m areas within the subject site with additional deep planting and soft landscaping throughout.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; (e) reduce the appearance of building built and soften bulk form, driveways and hardstand areas from the street and adjoining properties; (f) contribute to privacy between residences; (g) provide natural shade to mitigate heat island impacts. *Note—This is demonstrated by an overall site landscape concept plan.* *Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.*	excluding the driveway crossover and pedestrian access. *Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.* *Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.* AO28.2 Development provides landscaping along side boundaries as follows: (a) a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls; (b) a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.	AO28.2 The proposed development provides for deep planting and soft landscaping along portions of the site boundaries; however, due to the built to boundary wall for the proposed entry foyer, the landscaping is slightly fractured and unable to be delivered along the entire side boundary. Nonetheless, the proposed development will mitigate any impact from vehicle parking areas by providing solid fencing and adequate spacing to assist with privacy.	☐Compliant ☐N/A ☒Performance Solution
PO29 Development provides a resident with functional outdoor living space that receives natural light but is shaded to protect from the resident from direct sunlight.	AO29.1 Development locates deep-planting areas: (a) to protect existing significant vegetation including large subtropical shade trees; (b) to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises;	AO29.1 The proposed development provides four (4) deep planting areas, two (2) of which achieve the preferred 4m x 4m dimension. Collectively, these areas comprise approximately 114m^2, equating to 14% of the site area.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(c) within the front or rear set back to soften the built form for the street and adjoining premises. *Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.*		
	AO29.2 Development provides deep-planting areas that are: (a) a minimum of 10% of the site area; (b) a minimum unobstructed dimension of 4m in any direction; (c) able to accommodate trees planted in natural ground; (d) 100% open to the sky; (e) can be accessed for maintenance purposes.	AO29.2 The proposed development provides four (4) deep planting areas, two (2) of which achieve the preferred 4m x 4m dimension. Collectively, these areas comprise approximately 114m^2, equating to 14% of the site area	☒Compliant ☐N/A ☐Performance Solution
	AO29.3 Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which: (a) are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; (b) are subtropical tree species consistent with the Planting species planning scheme policy.	AO29.3 The proposed development will provide adequate tree species within the deep planting areas at the front and the rear of the subject site.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.		
	AO29.4 Development ensures that deep-planting areas are exclusively for landscaping and do not contain: (a) vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; (b) surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; (c) sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.	AO29.4 The proposed deep planting areas are located away from driveways, manoeuvring/hardstand areas and pedestrian pathways as well as services, infrastructure and sub-surface structures or infrastructure.	☒Compliant ☐N/A ☐Performance Solution
Private and communal open space			
PO30 Development provides communal space that must be designed to provide: (a) residents with passive and active recreation opportunities; (b) a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; (c) opportunity for a range of uses and flexible use.	AO30.1 Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: (a) is a minimum of 5% or 40m^2 of the site area, whichever is greater; (b) is one consolidated useable space, or where exceeding 100m^2, two separate useable areas within the site; (c) is a minimum 50% open to the sky;	AO30.1 The proposed development seeks a performance solution to this outcome. Please refer to Section 4 of the Town Planning Report for further information.	☐Compliant ☐N/A ☒Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(d) is a minimum of 25% landscaping; (e) is a minimum of 25% shaded by trees within 5 years; (f) is a maximum 25% as internal dedicated created space; (g) is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; (h) incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction. *Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately.* *Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views.* *Note—Internal spaces may include a gymnasium, movie room or entertainment room.* *Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.*		

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO30.2 Development ensures that communal outdoor space areas do not contain: (a) vehicle driveways, manoeuvring or hardstand areas; or (b) surface structures and infrastructure such as rainwater tanks, transformers and water boosters. *Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.*	AO30.2 The proposed development seeks a performance solution to this outcome. Please refer to Section 4 of the Town Planning Report for further information.	☐Compliant ☐N/A ☒Performance Solution
PO31 Development must provide attractive and functional private open space for residents that: (a) is appropriately sized and located to enhance amenity and liveability for residents; (b) is designed to be functional for the use of the possible number of residents in each dwelling; (c) is designed to contribute to the form and detail of the building. *Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.*	AO31.1 Development provides private open space which comprises: (a) for ground storey dwellings, a minimum area of 35m^2 with a minimum dimension of 3m; (b) for dwellings above ground storey, a balcony with a minimum area of 12m^2 and a minimum dimension of 3m. *Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.*	AO31.1 The proposed development provide for private open space that exceeds the requirements of this outcome.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO31.2 Development provides for private open space areas that are: (a) for the primary area, directly accessible from the internal primary living areas of the dwelling; (b) provided with a screened area of $2m^2$ minimum dimension capable of screening air-conditioning plant, private clothes drying, etc; (c) provided with adjustable, moveable or operable privacy screening where appropriate.	AO31.2 The proposed development provide for private open space designed in accordance with this outcome.	☒Compliant ☐N/A ☐Performance Solution
	AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.	AO31.3 The proposed development provides for balconies that are located at both the front and the rear of the built form.	☒Compliant ☐N/A ☐Performance Solution
	AO31.4 Development ensures that private open space areas do not contain: (a) vehicle driveways, manoeuvring or hardstand areas; or (b) surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. *Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open*	AO31.4 The proposed private open space areas do not contain the aforementioned areas, structures or infrastructure.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.		
	AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes. *Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.*	AO31.5 Considering the proposed layout of the development, the proposal provides all outdoor living space oriented toward all locations. Nonetheless, the proposed private open space areas are functional and useable spaces for the residents.	☐Compliant ☐N/A ☒Performance Solution
Refuse storage and collection			
PO32 Development provides refuse and recycling collection and storage facilities that: (a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure; (b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;	AO32 Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	AO32 The proposed development seeks to utilise on-site waste collection and has been designed in accordance with the relevant requirements of the Refuse planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) provide for refuse and recycling including source separation; (d) are of a design that allows low-frequency service collection; (e) minimise ongoing building management cost for occupants. *Note—Refer to the Refuse planning scheme policy for further guidance.*			
Car parking, manoeuvring and hardstand areas			
PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.	AO33.1 Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry. *Note—This excludes driveway splays to the kerb.*	AO33.1 The proposed development seeks to provide a 6.5m wide Type B2 crossover in accordance with Standard Drawing BSD-2021 and the relevant requirements of the Transport, access, parking and servicing planning scheme policy.	☐Compliant ☐N/A ☒Performance Solution
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.	AO33.2 The proposed development does not involve alternative site access or parking areas. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO33.3 Development, where above-ground or partially above-ground car parking, is located so that: (a) the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries;	AO33.3 The proposed car parking area has been designed in accordance with this requirement.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. Refer to Figure v.		
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: (a) does not dominate the street frontage of the development; (b) does not impact on the safety and efficiency of the road networks; (c) does not detract from the quality of adjoining streetscape or public spaces; (d) is safe and convenient for residents, visitors and service providers; (e) does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: (i) the proximity of dwelling houses or existing multiple dwellings on adjoining sites; (ii) the scale and detail of any parking structure walls when	AO34.1 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located: (a) below ground; or (b) at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; (c) set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E; (d) landscaped and screened from view of the street, other public areas and adjoining properties; (e) not in conflict with required vehicle queuing distances. *Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be*	AO34.1 The proposed car accommodation is located at ground level and contained within the development footprint.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
viewed from the street and adjoining properties; (iii) setback distances to mitigate impacts; (iv) the location of active frontages and public spaces. *Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.*	*subject to the relevant boundary setback requirements.*		
	AO34.2 Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.	AO34.2 The proposed development does not involve a basement. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: (a) the maximum combined height of basement structure, retaining walls and fencing is 2m; (b) structures and fences are finished with low-maintenance and pre-finished materials. *Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.*	AO34.3 The proposed development does not involve a basement. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO34.4 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is:	AO34.4 The proposed visitor parking can comply with this outcome.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(a) clearly signposted; (b) not located behind a security barrier; (c) not located on both sides of the driveway; (d) separated from the street frontage boundary by a 4m wide deep planting area.		
	AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. *Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.*	AO34.5 The proposed development does not involve tandem parking. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are: (a) located to minimise noise and fumes disturbance on residents within and adjoining the site;	AO35.1 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is: (a) located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents;	AO35.1 The proposed hardstand/manoeuvring areas are located at ground level away from the habitable spaces of the dwellings.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) acoustically and visually screened to: (i) minimise the reflection of headlights into dwelling windows; (ii) attenuate noise impacts; (c) landscaped to: (i) soften the visual appearance of at grade hardstand areas; (ii) enhance pedestrian safety; (iii) improve visual amenity for the streetscape and urban area; (iv) provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas. *Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.*	(b) screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site.		
	AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are: (a) acoustically screened from adjoining dwellings to a minimum height of 1.8m; (b) provided with a vegetated buffer next to any movement or parking areas: (i) a minimum of 1m wide along the side boundary; (ii) a minimum of 2m wide along the rear boundary; (iii) planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.	AO35.2 The proposed development provides for deep planting and soft landscaping along portions of the site boundaries; however, due to the built to boundary wall on the eastern boundary, the landscaping is slightly fractured and unable to be delivered along the entire side boundary. Nonetheless, the proposed development will mitigate any impact from vehicle parking areas by providing solid fencing and adequate spacing to assist with privacy.	☒Compliant ☐N/A ☐Performance Solution
	AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides: (a) a minimum of 1 shade tree for every 6 car spaces; (b) trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work	AO35.3 The proposed development does not involve above ground, uncovered parking. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	code and the Planting species planning scheme policy.		
	AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides: (a) landscaping that is used to delineate safe pedestrian movement through car parks; (b) exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.	AO35.4 The proposed pedestrian walkways throughout the site will be distinguishable due to be entirely separated from the car parking areas.	☒Compliant ☐N/A ☐Performance Solution
	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. *Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.*	AO35.5 The proposed car parking is located internal to the site and will not be discernible from the street. Nonetheless, deep planting and soft landscaping is proposed within the front boundary of the subject site to buffer the development.	☒Compliant ☐N/A ☐Performance Solution
Transit oriented development			
PO36 Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public	AO36 Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that: (a) includes ground storey tenancies, with commercial ceiling heights, increased	AO36 The subject site is not located within 200m walking distance. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
spaces and at the interface with railway and busway stations through: (a) building design that enables future adaptation to facilitate non-residential uses; (b) provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points; (c) enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; (d) creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design.	glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses; (b) provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; (c) provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; (d) ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.		
Fencing and retaining walls			
PO37 Development provides fencing and retaining walls that must: (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property;	AO37.1 Development ensures that, where fencing is provided: (a) along any common boundary to a street or public space, it is a maximum of: (i) 1.2m in height, where fence construction is solid or less than 50% transparent;	AO37.1 The proposed development will provide fencing that: (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape;	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) provide a positive interface to the streetscape; (e) protect the privacy and amenity for residents and dwellings adjoining the site.	(ii) 1.5m in height, where fence construction is at least 50% transparent; (iii) 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; (b) along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; (c) along any side boundary, where forward of the main building line to the front boundary, it is: (i) a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or (ii) a maximum of 1.5m in height, where fence construction is at least 50% transparent.	(e) protect the privacy and amenity for residents and dwellings adjoining the site.	
	AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.	AO37.2 The proposed development does not incorporate solid front fences or walls. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO37.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment;	AO37.3 The proposed retaining walls have been designed in accordance with this requirement.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.		
Adaptable housing			
PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.	AO38 Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with Table 9.3.14.3.D.	AO38 The proposed development does not involve adaptable housing. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution
Additional requirements for: a. sites with an area of 7,000m2 or greater, or b. development for 20 or more dwellings if in the emerging community zone			
PO39 Development contributes to contained, sustainable and functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through: (a) inclusion of dwelling types, tenures, mix and forms consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site; (b) retaining or respecting the character and environmental values of the site;	AO39 Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning planning scheme policy.	AO39 The proposal does not involve the aforementioned development. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) reflecting local streetscape forms, features and character; (d) contributing to the desired character and form of the locality; (e) the establishment or extension of public streets and pathways; (f) the provision of parks and other public spaces as appropriate to the scale of development; (g) buildings that address existing streets; (h) building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development. *Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.*			
Additional criteria for development if identified in a neighbourhood plan			
PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by:	AO40.1 Development: (a) emphasises a landmark site identified in a neighbourhood plan and its setting; (b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation;	AO40.1 (a) The subject site does not contain a landmark site identified within the neighbourhood plan. (b) All elevations reflect modulation and articulation. (c) The proposed development is articulate both vertically and horizontally with the use	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) exhibiting subtropical architectural excellence through design, treatment and articulation; (b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage place or local landmark; (e) providing a corner land dedication, if required, that: (i) accommodates a deep-planted large feature tree within the dedication area; (ii) provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; (iii) accommodates high levels of pedestrian movement and a high quality pedestrian setting. (f) Note—A neighbourhood plan may indicate whether or not a land dedication is required.	(c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; (d) provides an interesting and varied skyline and silhouette; (e) uses high-quality and durable materials and finishes; (f) integrates landscaping, building entries and the public realm at the ground plane. *Note—The Council's Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.*	of projections, recesses and differing building materials. (d) The proposed development provides a varied skyline. (e) The proposal has been architecturally designed and provides high quality and durable materials and finishes. (f) The proposal provides for soft landscaping and deep planting within the site frontage.	
	AO40.2 Development provides a corner land dedication adjacent to the existing verge area which: (a) complies with any dimensions identified in a neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; (c) is embellished in compliance with the Infrastructure design planning scheme policy. *Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided*	AO40.2 The subject site is not identified as a corner lot. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Note—A neighbourhood plan may indicate whether or not a land dedication is required.	*where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.*		
PO41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.	AO41.1 Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. *Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.*	AO41.1 The subject site is not identified near or in a nominated view corridor. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. *Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.*	AO41.2 The subject site is not identified near or in a view point. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by: • accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience;	AO42.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: a. building entries on both street frontages; or b. a single main entry at the corner.	AO42.1 The subject site is not identified as a corner lot. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO42.2	AO42.2	☐Compliant

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
• emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; • reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; • respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; • if a corner land dedication is required: (i) accommodating a deep-planted feature tree within the dedication area; (ii) providing a building envelope that acknowledges and respects the presence of the feature tree canopy. *Note—A neighbourhood plan will indicate whether or not a land dedication is required.*	Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which: a. complies with any dimensions identified in the neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; c. is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. *Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.*	The subject site is not identified as a corner lot. As such, this criterion is not applicable.	☒N/A ☐Performance Solution
	AO42.3 Development ensures that any part of the building, including the basement but	AO42.3 The subject site is not identified as a corner lot. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	excluding awnings, is outside the corner land dedication area. *Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.*		
If in the Infill housing zone precinct of the Character residential zone			
PO43 Development in the Infill housing zone precinct of the Character residential zone respects the intensity and form of the neighbourhood and demonstrates an appropriate site density.	AO43 Development in the Infill housing zone precinct of the Character residential zone does not exceed 1 dwelling per 300m2 of site area.	AO43 The subject site is not identified within the Character residential zone. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO44 Development provides a side boundary setback that reflects the character and form intent of the area, generally characterised by the separation of buildings.	AO44 Development in the Character residential zone: (a) does not incorporate a built to boundary wall; or (b) matching the extent of an existing built to boundary wall on the adjoining property; or (c) incorporates a maximum of 1 built to the boundary wall on a side boundary where the owner of the adjoining premises does not object. *Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.*	AO44 The subject site is not identified within the Character residential zone. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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4. SECONDARY CODES

4.1 Filling & Excavation Code

Effective – V37 18 September 2026

Please refer to the enclosed Civil Engineering Report prepared by *Burchills Engineering Solutions* for responses to the Filling & Excavation Code.

4.2 Infrastructure Design Code

Effective – V37 18 September 2026

Please refer to the enclosed Civil Engineering Report prepared by *Burchills Engineering Solutions* for responses to the Infrastructure Design Code.

4.3 Landscape Work Code

Effective – V37 18 September 2026

4.3.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Landscape work code is to assess the suitability of the landscape work aspect of development.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Landscape work retains, protects and integrates significant on-site vegetation into development design. (b) Landscape work ensures acoustic barriers and landscaping create effective buffers to adjacent sites. (c) Landscape work is sustainable, effective, functional and safe through appropriate maintenance, design for climate, structural considerations and growing media. (d) 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. (e) Landscape work is artificial growing environments is designed, installed and maintained to ensure the intended	The proposed landscaping outcomes provide for a sustainable, effective, functional and safe environment with a plant species appropriate to the context of the development. The proposed landscaping outcomes incorporates effective buffers to adjoining development with the subject site being devoid of significant vegetation.	☒Compliant ☐N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
functional and aesthetic outcomes required for the development are achieved and sustained over the long term.		

4.3.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	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 Existing vegetation will be retained where possible and will be protected in accordance with AS 4970-2009 Protection of trees on development sites.	☒Compliant ☐N/A ☐Performance Solution
	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 The development will ensure that trees identified in the development approval are retained and protected in accordance with AS 4970-2009 – Protection of trees on development sites. Such an outcome can be conditioned accordingly by Council.	☒Compliant ☐N/A ☐Performance Solution
PO2 Development provides acoustic barriers and long fences along street frontages which: (a) are enhanced by appropriate planting; (b) are of high visual quality; (c) are designed for longevity; (d) provide maintenance access and promote pedestrian permeability in appropriate circumstances.	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: (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;	AO2.1 The proposal ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site is designed in compliance with the standards in the Infrastructure design planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(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 The proposal ensures that any planting buffer which is required by a use code to be provided along a fence or within the site is designed in compliance with the Planting Species Planning Scheme Policy and provides a minimum of 2 tier planting.	☒Compliant ☐N/A ☐Performance Solution
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 The proposal ensures that any landscaping buffer which is required by a use code is designed in compliance with the Planting Species Planning Scheme Policy and provides a minimum of 2 tier planting.	☒Compliant ☐N/A ☐Performance Solution
PO4 Development provides growing media: (a) and volumes appropriate for landscape (b) 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. *Note—Notations of proposed growing media and soil volume calculations for the documented mature vegetation size and scale may assist in*	AO4.1 Any podium planters will be connected to a suitable stormwater drain which allows for flush out.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	demonstrating compliance with the acceptable outcome.		
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	AO4.2 The proposal will provide species which are appropriate for the subtropical climate of Brisbane to ensure long-term performance.	☒Compliant ☐N/A ☐Performance Solution
	AO4.3 Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	AO4.3 Any podium planting will be designed in accordance with the relevant requirements and can be conditioned accordingly by Council.	☒Compliant ☐N/A ☐Performance Solution
PO5 Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	AO5.1 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. *Refer to the Crime prevention through environmental design planning scheme policy.*	AO5.1 The proposed development incorporates plant selection along any pathways in accordance with the relevant trunk and shrub heights at maturity.	☒Compliant ☐N/A ☐Performance Solution
	AO5.2 Landscaping and mounding do not interfere with visibility along a pathway. *Refer to the Crime prevention through environmental design planning scheme policy.*	AO5.2 The proposed development ensures landscaping and any mounding does not interfere with visibility along a pathway.	☒Compliant ☐N/A ☐Performance Solution
PO6 Development provides landscaping which supports a legible environment	AO6 Development ensures that the landscape design provides cues to distinguish between	AO6 The development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
that can be safely navigated by pedestrians and cyclists.	a public area, a semi-public area and a private area. *Note—Cues could include changes in levels, surface or landscape treatment or fencing.*		
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 The proposed landscaping outcomes provides species in accordance with the Planting Species Planning Scheme Policy.	☒Compliant ☐N/A ☐Performance Solution
PO8 Development provides planting densities and stock sizes which are optimised to: (a) reduce maintenance and erosion; (b) achieve amenity and ecological outcomes; (c) provide the level of courage 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. *Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.*	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 yeard; (b) 95% coverage of the extent of the elevation within 2 years where for green facades.	AO8.1 The proposed development can provide plant species in accordance with this outcome.	☒Compliant ☐N/A ☐Performance Solution
	AO8.2 Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	AO8.2 The proposed development complies with the requirements of the Landscape design planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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 The proposed development incorporates species within a car parking area which are in accordance with the Planting Species Planning Scheme Policy.	☒Compliant ☐N/A ☐Performance Solution
	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	AO9.2 Any planting within car parking areas will be suitably protected by either wheel stops or bollards.	☒Compliant ☐N/A ☐Performance Solution
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 Any shade structure for car parking areas will allow for sunlight and rainwater accordingly.	☒Compliant ☐N/A ☐Performance Solution
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 Any proposed retaining walls will be constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
PO12 Development provides for: (a) water sensitive urban design measures which are employed	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.	AO12.1 The proposal will provide landscaping and irrigation in compliance with the standards of the Landscape design guidelines for water conservation planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
within the landscape design to maximise stormwater use; (b) drainage and stormwater management measures to reduce and adverse impacts on the landscape; (c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; (d) reticulated irrigation to all artificial growing environments. *Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.*			
	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 The proposal will provide landscaping and irrigation in compliance with the standards of the Landscape design guidelines for water conservation planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained. *Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.*	AO12.3 Any new landscaping will provide areas of pavement, turf and mulched garden beds which are adequately drained.	☒Compliant ☐N/A ☐Performance Solution
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	AO12.4 The proposed development can comply with the requirements if the Landscape design planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
PO13 Development provides landscaping and supporting environments which: (a) are safe; (b) ensure efficient and effective maintenance; (c) ensure success and long-term performance	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 The proposal ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	☒Compliant ☐N/A ☐Performance Solution
	AO13.2 Development ensures that where landscape work on structures are serviced from tank	AO13.2 The proposal provides a reticulated irrigation system to common landscape and recreation	☒Compliant ☐N/A

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	water, the control devices are located in a common area.	areas and ensures that any podium planters serviced from tank water and the control device is located in a common area.	☐Performance Solution
	AO13.3 Development provides one hose cock within each private landscape and recreation area.	AO13.3 The proposal provides one hose cock within each private landscaped area.	☒Compliant ☐N/A ☐Performance Solution
	AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	AO13.4 The proposed development provides landscaping that utilises appropriate materials to maintain the function of an overland flow path.	☒Compliant ☐N/A ☐Performance Solution
	AO13.5 Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	AO13.5 The proposed development provides planting media and mulch in accordance with AS4454 Compost, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use.	☒Compliant ☐N/A ☐Performance Solution
	AO13.6 Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	AO13.6 The proposed development can comply with this outcome.	☒Compliant ☐N/A ☐Performance Solution
	AO13.7 Development ensures that artificial growing environments are designed to allow for flush out.	AO13.7 The proposed development can comply with this outcome.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	AO13.8 The proposed development can comply with this outcome.	☒Compliant ☐N/A ☐Performance Solution
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 The proposal ensures plant species are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	☒Compliant ☐N/A ☐Performance Solution
PO15 Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function. *Note—Guidance is provided in the Landscape design planning scheme policy.*	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 The proposed development can comply with the requirements within the Landscape design planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
	AO15.2 Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	AO15.2 The proposed development can comply with the requirements within the Landscape design planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
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;	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	AO16.1 The proposed development does not involve a rooftop garden. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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. *Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.*	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.		
	AO16.2 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 The proposed development does not involve a rooftop garden. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

4.4 Outdoor Lighting Code

Effective – V37 18 September 2026

4.4.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Outdoor lighting code is to assess the suitability of outdoor lighting.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Outdoor lighting efficiently lights a desired area while minimising the adverse impacts of spill lighting on adjoining uses. (b) Outdoor lighting does not create an adverse impact on the behaviour of native fauna.	Any proposed outdoor lighting will avoid adverse impact on adjoining uses or on the behaviour of native fauna.	☒Compliant ☐N/A ☐Performance Solution

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4.4.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	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. *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.*	AO1.1 The proposal will ensure that any outdoor lighting will comply with the relevant standards and requirements outlined in the acceptable outcome.	☒Compliant ☐N/A ☐Performance Solution
	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 Luminar.	AO1.2 The proposal will ensure that any floodlighting is restricted to a type that gives no upward component	☒Compliant ☐N/A ☐Performance Solution

4.5 Stormwater Code

Effective V37 – 18 September 2026

Please refer to the enclosed Civil Engineering Report prepared by *Burchills Engineering Solutions* for responses to the Stormwater Code.

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4.6 Transport, Access, Parking & Servicing Code

Effective – V37 18 September 2026

4.6.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Transport, access, parking and servicing code is to assess the suitability of the transport, access, parking and servicing aspects of development.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development provides for access, circulation, parking and vehicle-based services for all relevant transport modes, including walking, cycling and public transport relevant to the nature of the proposed development and its location in relation to the transport network and surrounding existing and future land uses. (b) Development enhances the potential for trip making other than by private vehicle. (c) Development provides safe access for all transport modes that does not impact adversely on the efficiency and safety of the transport network or diminish the amenity of nearby land uses. (d) Development ensures that impacts on amenity caused by traffic generation is consistent with the community's reasonable expectations for the intended use. (e) Development provides site access arrangements to ensure that any adverse impacts on other development, the transport network and those who use it, are minimised to maintain amenity of the area and the safety and efficiency of the transport system. (f) Development ensures that access, parking and servicing arrangements and impacts such as noise, are consistent with the community's reasonable expectations and avoid risk of damage to people, property and vehicles. (g) Development maximises safety in the use of the transport network, particularly for the most vulnerable users (children,	The proposed development provides for a compliant number of resident and visitor car parking spaces. Additionally, the proposed development provides for adequate circulation and manoeuvring areas.	☒Compliant ☐N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
pedestrians, persons with disabilities and cyclists) so that all transport modes are safe and convenient. (h) Development provides for walking and cycling routes and end-of-trip facilities for pedestrians and cyclists, designed and located to make walking and cycling attractive and viable transport options. (i) Development envisaged by the planning scheme, which will potentially have an adverse impact on the operation of the transport network, is designed and of a scale that maintains the safety and efficiency of the transport network. (j) Development provides for on-site parking and manoeuvring areas for cars, motorcycles, bicycles and service vehicles which: (i) are safe and convenient to use; (ii) if outside the City core and the City frame identified in Figure a are adequate to meet the design peak-parking demands without significant overflow to adjacent premises or the generation of excessive on-street car parking demand, taking into account the requirements of other road users. (k) Development provides for on-site servicing that is safe, convenient to use, but discrete, and adequate to meet the reasonably expected demands generated by the development, without significant adverse impacts on the external road system or adjacent premises. (l) Development accommodates future road upgrades and widenings ensuring the ongoing capacity, efficiency and safety of the transport network.		

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4.6.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO1 Development is designed: (a) to include a technically competent and accurate response to the transport and traffic elements of the development; (b) in accordance with the standards in the Transport, access, parking and servicing planning scheme policy; (c) to ensure the efficient operation and safety of the development and its surrounds. *Note—The acceptable outcome and performance outcome can be demonstrated through a development application that:* ▪ *is accompanied by sufficient information, including computer modelling input and output data, to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy;* ▪ *is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and the standards and guidelines of the*	AO1 Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	AO1 The proposed development complies with the relevant standards of the Transport, access, parking and servicing planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Transport, access, parking and servicing planning scheme policy; ▪ *ensures that any computer modelling input and output data are accurate, reasonable and carried out in accordance with sound traffic engineering practices.*			
PO2 Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the transport network consistent with the planning by the Queensland Government and Council.	AO2 No acceptable outcome is prescribed.	AO2 The proposal is not identified as a major development. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution
PO3 Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.	AO3.1 Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO3.1 The proposed development provides access in accordance with the relevant standards of the Transport, access, parking and servicing planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
	AO3.2 Development provides an easement for a vehicular access benefiting all adjoining landowners and the Council if the vehicular access services more than an individual development or premises.	AO3.2 The proposed development will provide relevant easements if and where required.	☐Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO4 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety; (d) provide a direct and legible network. *Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.*	AO4.1 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	AO4.1 The proposed development does not involve walking or cycling routes. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution
	AO4.2 Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	AO4.2 The proposed development does not involve walking or cycling routes. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution
	AO4.3 Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines.	AO4.3 The proposed development does not involve walking or cycling routes. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution
PO5 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip	AO5.1 Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO5.1 The proposed development provides for on-site bicycle parking in compliance with the relevant standards of the Transport, access, parking and servicing planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
	AO5.2 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles	AO5.2 The proposed development is not required to provide spaces for employees or end-of-trip	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
facilities and the main area of the building; (c) is easily and safely accessible from outside the site; (d) does not impact adversely on visual amenity; (e) does not impede the movement of pedestrians or other vehicles; (f) is designed to comply with a recognised standard for the construction of bicycle facilities. *Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.*	and lockers) in compliance with the Transport, access, parking and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities.	facilities. As such, this criterion is not applicable.	
	AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	AO5.3 The proposal will provide discernible visitor bicycle parking.	☒Compliant ☐N/A ☐Performance Solution
	AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement.	AO5.4 The proposed bicycle parking will not impede pedestrian movement.	☒Compliant ☐N/A ☐Performance Solution
	AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO5.5 The proposed bicycle parking will be constructed in compliance with the relevant standards in the Transport, access, parking and servicing planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users. *Note—For a performance outcome the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.*	AO6 Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO6 The proposed development is not required to provide end-of-trip facilities. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO7 Development provides pedestrian and cyclist access to the site which is designed to provide safe movement and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles.	AO7 Development provides pedestrian and cycle access that is designed and constructed in compliance with the site access design guidelines, pedestrian facilities standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy.	AO7 The proposed pedestrian and cyclist access will achieve the requirements of the Transport, access, parking and servicing planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
PO8 Development provides pedestrian and cyclist access to and from the site which is located to take advantage of safe crossing points of the adjacent road system, key destinations and public transport facilities.	AO8 No acceptable outcome is prescribed.	AO8 The proposed development will provide safe pedestrian and cyclist access to and from the site.	☒Compliant ☐N/A ☐Performance Solution
PO9 Development provides access driveways in the road area that are located, designed and controlled to: (a) minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; (b) ensure the amenity of adjacent premises, from impacts such as noise and light.	AO9.1 No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy).	AO9.1 The proposed development is not identified as a major development. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution
	AO9.2 Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the lowest order road to which the site has frontage.	AO9.2 The proposed development provides a single crossover and access driveway to Vine Street.	☒Compliant ☐N/A ☐Performance Solution
	AO9.3 Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in	AO9.3 The proposed development ensure sight distances are compliant with the relevant	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	requirements of the Transport, access, parking and servicing planning scheme policy.	
	AO9.4 Development provides access driveways in the road area which: (a) are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; (b) are not provided through a bus stop, taxi rank or pedestrian crossing or refuge.	AO9.4 The proposed access driveway has been designed in accordance with the relevant standards of the Transport, access, parking and servicing planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
	AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	AO9.5 The proposed development does not involve shared access. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution
PO10 Redevelopment provides for: (a) the closure of all access driveways in the road area that no longer comply with the standards in the Transport, access, parking and servicing planning scheme policy; (b) the reinstatement of adjacent footpaths.	AO10 No acceptable outcome is prescribed.	AO10 The proposed development will remove the existing crossover to facilitate the new access and reinstate the adjacent footpath as required.	☒Compliant ☐N/A ☐Performance Solution
PO11 Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians	AO11.1 Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the	AO11.1 The proposed development provides sight distances in compliance with the relevant standards of the Transport, access, parking and servicing planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
and cyclists using paths adjacent to the frontage of the site, and motorists.	Transport, access, parking and servicing planning scheme policy.		
	AO11.2 Development ensures that convex mirrors are only used in a site: (a) as a secondary support at access driveways; (b) in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.	AO11.2 The proposed development does not require a convex mirror. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution
PO12 Development in the City core and City frame as identified in Figure a provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	AO12 Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. *Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.*	AO12 The subject site is not identified within the City core or City frame. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution
PO13 Development outside of the City core and City frame as identified in Figure a provides on-site car parking spaces to accommodate the design peak parking	AO13 Development outside of the City core and City frame as identified in Figure a: (a) provides on-site car parking spaces in compliance with the standards in the	AO13 The proposed development provides for 13 x resident car parks and 3 x visitor car parks in accordance with the requirements of the	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
demand without any overflow of car parking to an adjacent premises or adjacent street.	Transport, access, parking and servicing planning scheme policy; or (b) for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy. *Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.*	Transport, access, parking and servicing planning scheme policy.	
PO14 Development ensures that the number of car parking spaces and design of the car parking area: (a) meet the combined design peak parking demand for residential, visitor and business parking; (b) allow for the temporal sharing of car-parking spaces for uses with different peak parking demands. *Note—In order to demonstrate that adequate car parking is provided, a traffic impact assessment prepared in compliance with the Transport, access, parking and servicing planning scheme policy is to*	AO14.1 Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time.	AO14.1 The proposed development complies with the required number of on-site car parking.	☒Compliant ☐N/A ☐Performance Solution
	AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.	AO14.2 The proposal is not a mixed-use development. As such, this criterion is not applicable.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
identify the appropriate number of car parking spaces to be provided.			
PO15 Development provides a car park layout which allows for on-site vehicle parking that: (a) is clearly defined, safe and easily accessible; (b) is designed to contain potential adverse impacts within the site; (c) does not detract from the aesthetics or amenity of an area; (d) discourages on-street parking if parking has an adverse traffic management safety or amenity impact; (e) is consistent with safe and convenient pedestrian and cyclist movement.	AO15 Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.	AO15 The proposal provides parking bays, and manoeuvring areas in accordance with the relevant standards of the Transport, access, parking and servicing planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
PO16 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	AO16 Development incorporates the key elements of crime prevention through environmental design in its layout, building and 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 ownerships through design and restricting access from non-residential uses into private residential dwellings;	AO16 The proposed development incorporates the key elements of CPTED as per this outcome.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(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, ATMs and communal areas. *Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.*		
PO17 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	AO17 Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by: (a) denying access to potential canvases through access control techniques; (b) reducing potential canvases through canvas reduction techniques; (c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.	AO17 The proposed development incorporated graffiti and vandalism prevention techniques in accordance with this outcome.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.		
PO18 Development is serviced by an adequate number and size of service vehicles.	AO18 Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO18 The proposal complies with the servicing vehicle requirements under the Transport, access, parking and servicing planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
PO19 Development layout provides for services which: (a) are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected; (b) are clearly defined, safe and easily accessible; (c) are designed to contain potential adverse impacts of servicing within the site; (d) do not detract from the aesthetics or amenity of the surrounding area.	AO19.1 Development ensures that a service bay provided on site: (a) is provided and designed to comply with the design vehicle table and service area design standards in the Transport, access, parking and servicing planning scheme policy; (b) is located away from street frontages and screened from adjoining premises.	AO19.1 The proposed development provides for an on-site service bay in accordance with the relevant requirements of the Transport, access, parking and servicing planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
	AO19.2 Development provides on-site servicing facilities and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in the Transport, access, parking and servicing planning scheme policy.	AO19.2 The proposed development provides for an on-site service bay in accordance with the relevant requirements of the Transport, access, parking and servicing planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
	AO19.3 Development provides service areas for refuse collection in compliance with the standards in the Refuse planning scheme policy, Transport, access, parking and servicing planning scheme policy and the	AO19.3 The proposed development provides for an on-site service bay in accordance with the relevant requirements of the Transport, access, parking and servicing planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Infrastructure design planning scheme policy.		
PO20 Development provides service vehicle access routes to and from the site which minimise the impact on: (a) amenity and safety in residential areas; (b) streets not constructed to a standard that accommodate increased heavy vehicle movements.	AO20 Development ensures that service vehicles use the shortest and most direct route to the major road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.	AO20 The proposed development ensures that service vehicles use to the shortest and most direct route to the major transport network.	☒Compliant ☐N/A ☐Performance Solution
If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensioned vehicle or any on vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development)			
PO21 Development which is freight-dependent development ensures that the traffic generated by the development does not impact on: (a) the operation of the transport network; (b) the safety and amenity of a residential area; (c) a road not constructed to accommodate a non-standard vehicle such as a road only constructed to accommodate a vehicle that has a legal right of access to all roads including Austroads vehicles classes 1–9.	AO21.1 Development which is freight-dependent development is located on a site which: (a) has frontage to or direct access to the freight network in the Road hierarchy overlay via roads in a zone in the Industry zones category; or (b) can be serviced by a route that can act as a primary freight access route and connect to an existing primary freight route without impacting on the safe operation of the road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.	AO21.1 The proposed development is not required to be serviced by the above-mentioned vehicles. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO21.2 Development which is freight-dependent development provides any necessary	AO21.2	☐Compliant ☒N/A

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	upgrade to a road used as an access route in compliance with the Infrastructure design planning scheme policy.	The proposed development is not required to be serviced by the above-mentioned vehicles. As such, this criterion is not applicable.	☐Performance Solution

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5. OVERLAY CODES

5.1 Airport Environs Overlay Code

Effective – V37 18 September 2026

5.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Airport environs overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (iii) Theme 1: Brisbane's globally competitive economy and Element 1.2 – Brisbane's industrial economy; (iv) Theme 5: Brisbane's CityShape and Element 5.1 – Brisbane's City Centre and Element 5.2 – Brisbane's Major Industry Areas. (b) Provide for the assessment of the suitability of development in the Airport environs overlay.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development protects the safety and functioning of operational airspace of the Brisbane, Archerfield and Amberley airports. (b) Development protects the functioning of aviation facilities from incompatible land uses, buildings, structures and works. (c) 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. (d) 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. (e) 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.	The proposed development generally achieves compliance with the Overall Outcomes. Specifically, the proposal will not impact on the safety and functioning of operational airspace of the Brisbane, Archerfield and Amberley airports. Furthermore, the proposal will not create potential hazards to the safety and functioning of airport operations resulting from emissions from light, smoke, dust or any other airborne particulate or the creation of air turbulence.	☒Compliant ☐N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(f) Development does not materially increase the number of people or the storage and handling of dangerous goods or combustible liquids within public safety areas. (g) Development minimises the potential hazard to safety of airport operators resulting from reflection of sunlight, and other potential threat of interference to pilot vision. (h) Development avoids increased risks to public safety near airport runways.		

5.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories			
General			
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	AO1 Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. *Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.*	AO1 The proposed development does not penetrate or create any physical obstruction into the OLS or PANS-OPS	☐Compliant ☒N/A ☐Performance Solution
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational	AO2 Development does not emit into the OLS or height restriction zone: (a) a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction	AO2 The proposed development will not emit gaseous plume, smoke, dust, ash, stream or other airborne particulate into the OLS.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
airspace of Brisbane, Archerfield or Amberley airports. *Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.*	with CASA Advisory Circular AC-139-05(1) Plume rise assessments; (b) smoke, dust, ash, steam or other airborne particulate.		
Additional performance outcomes and acceptable outcomes if involving air service			
PO3 Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	AO3 Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	AO3 The proposed development does not involve air services.	☐Compliant ☒N/A ☐Performance Solution
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.	A04.1 The proposal ensures that waste is covered and collected so that it is inaccessible to bids and bats.	☐Compliant ☒N/A ☐Performance Solution
	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 Landscaping and drainage will be designed to not attract birds and bats.	☐Compliant ☒N/A ☐Performance Solution
Section C—If in the Public safety area sub-categories			
PO5 Development does not expose or increase the risk to public safety.	AO5.1 Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.	AO5.1 The site is not in the Public safety area sub-categories.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO5.2 Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	AO5.2 The site is not in the Public safety area sub-categories.	☐Compliant ☒N/A ☐Performance Solution
Section D—If in the Light intensity sub-categories			
PO6 Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	AO6.1 Development ensures that outdoor lighting: (a) does not imitate the format of approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length; (b) does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories. *Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator.*	AO6.1 The site is not in the Light intensity sub-categories.	☐Compliant ☒N/A ☐Performance Solution
	AO6.2 Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve: (a) coloured flashing or sodium lighting; or (b) glare or upward shining lights; or (c) flare plumes.	AO6.2 The site is not located within the light intensity sub-categories.	☐Compliant ☒N/A ☐Performance Solution
Section E—If in the Aviation facilities sub-categories			

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO7 Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility. *Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.*	AO7 Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that: (a) transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or (b) contains a reflective surface that will interfere with the functioning of the aviation facility. *Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. The SPP guidance: Strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.*	AO7 The site is not located within the Aviation facilities sub-categories.	☐Compliant ☒N/A ☐Performance Solution
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories			
PO8 Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in Table 8.2.2.3.B. *Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy*	AO8.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation located in the ANEF 20-25 sub-category:	AO8.1 The proposed development is not located within the ANEF contour sub-categories.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
can assist in demonstrating achievement of this performance outcome.	(a) provides external windows and doors which are acoustically rated to a minimum of Rw 30: (b) ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; (c) ensures that external walls are acoustically rated to a minimum of Rw 50.		
	AO8.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park located in the ANEF 25-30 sub-category: (a) provides external windows and doors which are acoustically rated to a minimum of Rw 30; (b) ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; (c) ensures that external walls are acoustically rated to a minimum of Rw 50.	AO8.2 The proposed development is not located within the ANEF contour sub-categories.	☐Compliant ☒N/A ☐Performance Solution
	AO8.3 Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	AO8.3 The proposed development is not located within the ANEF contour sub-categories.	☐Compliant ☒N/A ☐Performance Solution
	AO8.4 No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.	AO8.4 The proposed development is not located within the ANEF contour sub-categories.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO8.5 Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.	AO8.5 The proposed development is not located within the ANEF contour sub-categories.	☐Compliant ☒N/A ☐Performance Solution
PO9 Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.	AO9.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	AO9.1 The proposed development is not located within the ANEF contour sub-categories.	☐Compliant ☒N/A ☐Performance Solution
	AO9.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	AO9.2 The proposed development is not located within the ANEF contour sub-categories.	☐Compliant ☒N/A ☐Performance Solution

5.2 Community Purposes Network Overlay Code

Effective – V37 18 September 2026

5.2.1 Purpose

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) This code applies to assessing development in the Community purposes network overlay, if: (a) assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or (b) impact assessable development.		
(2) Land within the Community purposes network overlay is identified on the Community purposes network overlay map and is included in the following sub-categories: (a) Existing trunk park sub-category; (b) Existing non-trunk park sub-category; (c) Existing community facilities and land for community facilities sub-category; (d) LGIP planned land for community facilities specific location sub-category; (e) LGIP planned park acquisition specific location sub-category; (f) LGIP planned park upgrade specific location sub-category; (g) LGIP planned park embellishment specific location sub-category; (h) LGIP planned corridor park specific location sub-category; (i) Long term land for community facilities specific location sub-category; (j) Long term park specific location sub-category; (k) Long term corridor park specific location sub-category.		
(3) When using this code, reference should be made to section 1.5 and section 5.3.3. *Note: The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.* *Editor's note: Standards for the provision of trunk infrastructure are specified in the Local government infrastructure plan.*		
(a) Implement the policy direction in the Strategic framework in particular: (i) Theme 4: Brisbane's highly effective transport and infrastructure, Element 4.2 — Brisbane's other infrastructure networks and Element 4.3 — Brisbane's coordinated infrastructure planning and delivery; (ii) Theme 5: Brisbane's CityShape and Element 5.6 — Brisbane's Greenspace System.1 (b) Development which is assumed future urban development contributes to the completion of the Community purposes network through the provision of the existing and planned	The proposed development achieves the overall outcomes of the Community Purposes Network Overlay as follows: ▪ The subject site is not identified as requiring any community infrastructure items; ▪ The proposed development does not negatively impact or compromise the provision of community infrastructure.	☒Compliant ☐N/A ☐Performance Solution

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
infrastructure for the parks network and land for the community facilities network in the Local government infrastructure plan. (c) 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. (d) 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. (e) Development does not compromise the completion of the Community purposes network.		

5.2.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	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;	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 The subject site is not identified as requiring any parks in the Local government infrastructure plan or overlay mapping.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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; (a) to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.			
PO2 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	AO2 No acceptable outcome is prescribed.	AO2 The subject site is not identified as requiring infrastructure in the Local government infrastructure plan or overlay mapping.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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. *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.* *Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.*			
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	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; the standards for the parks network in the Park planning and design code and the	AO3 The subject site is not identified as requiring any parks in the Local government infrastructure plan or overlay mapping.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the parks network which: (i) is required to service the development or existing and future urban development in the planning scheme area; o (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. *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.*	Infrastructure design planning scheme policy.		
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	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 The subject site is not identified as requiring community infrastructure items as described by the LGIP.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.			
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 The subject site is not identified as requiring community infrastructure items as described by the LGIP.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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. *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.* *Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.*			
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	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;	AO6 The subject site is not identified as requiring community infrastructure items and the proposed development does not impact any community facilities network.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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. *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.*	(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.		

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5.3 Road Hierarchy Overlay Code

Effective – V37 18 September 2026

5.3.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Road hierarchy overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: **(i)** Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.1 – Brisbane's transport infrastructure networks; **(ii)** Theme 2: Brisbane's outstanding lifestyle and Element 2.1 – Brisbane's identity. (b) Provide for the assessment of the suitability of development in the Road hierarchy overlay.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) 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. (b) 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. (c) 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. (d) Development that provides a new road internal and connecting to the road hierarchy complements or completes the existing road hierarchy. (e) Development does not compromise the completion of the road hierarchy. (f) 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.	The proposed development is compatible with the surrounding road hierarchy and 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. The proposal is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists.	☒Compliant ☐N/A ☐Performance Solution

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5.3.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	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 The proposal ensures access is provided from a suitable road hierarchy.	☒Compliant ☐N/A ☐Performance Solution
	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 The proposal does not seek to provide access from a primary freight route.	☒Compliant ☐N/A ☐Performance Solution
	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 The proposal seeks to provide access from the lowest order of road in accordance with the Road Hierarchy Overlay.	☒Compliant ☐N/A ☐Performance Solution
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	AO1.4 The proposal does not seek access to a major road. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.	AO.51 The proposal will seek access from the lowest order road.	☒Compliant ☐N/A ☐Performance Solution
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 The proposed development achieves an access which is consistent with the amount of traffic expected of the road hierarchy.	☒Compliant ☐N/A ☐Performance Solution
	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.	AO2.2 The proposal does not involve a major development, access to a major road nor within 100m of a signalised intersection. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
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.	AO3 The subject site is located within an established urban area. As such, future widening and expansion of the road hierarchy is unlikely to be required.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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; (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.	AO3A No acceptable outcome is prescribed.	AO3A The subject site is located within an established urban area. As such, future widening and expansion of the road hierarchy is unlikely to be required.	☒Compliant ☐N/A ☐Performance Solution
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category			
PO4	AO4	AO4	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	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.	The site is not located adjacent to a planned infrastructure corridor. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy			
PO5 Development ensures that a new road connection provides: (a) safe, efficient and convenient connectivity of the new road to the major road network; (b) a minimum number of intersections to the major road network.	AO5 Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.	AO5 The proposal does not involve a reconfiguration of a lot nor extension / change to the road hierarchy. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO6	AO6.1	AO1	☐Compliant

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development ensures that an extension of or change to the road network: (a) provides internal connectivity and connects to the external road network; (b) provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems; (c) provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; (d) includes the provision of bus routes that provide ease of access to bus customers; (e) minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time; (f) provides a street layout that minimises travel time and traffic volumes on minor roads; (g) provides high permeability for pedestrian and cycle networks; (h) provides safe accessibility to lots by having more than one street providing access to the area;	Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy.	The proposal does not involve a reconfiguration of a lot nor extension / change to the road hierarchy. As such, this criterion is not applicable.	☒N/A ☐Performance Solution
	AO6.2 Development preserves the function of the road hierarchy and addresses all impacts on the road network.	AO6.2 The proposal does not involve a reconfiguration of a lot nor extension / change to the road hierarchy. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(i) preserves the function of the road hierarchy and addresses all impacts to the road network.			
PO7 Development ensures that premises and vehicle access are located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	AO7 Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	AO7 The proposal does not involve a reconfiguration of a lot nor extension / change to the road hierarchy. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO8 Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay.	AO8 Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	AO8 The proposal does not involve a reconfiguration of a lot nor extension / change to the road hierarchy. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

5.4 Streetscape Hierarchy Overlay Code

Effective – V37 18 September 2026

5.4.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Streetscape hierarchy overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (i) Theme 2: Brisbane's outstanding lifestyle and Element 2.1– Brisbane's identity; (ii) Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.1 – Brisbane's transport infrastructure networks. (b) Provide for the assessment of the suitability of development in the Streetscape hierarchy overlay.		
(2) The purpose of the code will be achieved through the following overall outcomes:		

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PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(a) 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. (b) 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. (c) Development ensures that subtropical planting reinforces city gateways, thresholds and nodes. (d) 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. (e) Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all ages and abilities throughout sites and throughout neighbourhoods. (f) Development maintains options for the safe movement of wildlife along a corridor.	The proposed development ensures that the verge is wide enough to include consistent and high-quality treatments with improved footpaths to support pedestrian movement and accommodate large subtropical street tree plantings where required. The proposal will protect and contribute to safe, direct and convenient access for pedestrians and cyclists of all ages and abilities throughout sites and throughout neighbourhoods.	☒Compliant ☐N/A ☐Performance Solution

5.4.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	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 The existing verge is compliant with the requirements of Table 8.2.20.3.B with a width of approximately 3.8m.	☒Compliant ☐N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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 The proposed development does not involve the removal of street trees.	☒Compliant ☐N/A ☐Performance Solution
	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 The proposed development will provide streetscape updates where appropriate and in accordance with the Infrastructure design planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
Section B—If for assessable development			
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: (a) facilitates a high level of pedestrian movement and activity; (b) enforces the sense of arrival to individual precincts and major connections;	AO3.1 Development ensures that a corner land dedication is provided: (a) where identified in the Streetscape hierarchy overlay map; (b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	AO3.1 The subject site is not identified as a corner site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	AO3.2 The subject site is not identified as a corner site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	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.	AO3.3 The subject site is not identified as a corner site. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
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: (iv) account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance;	AO4 The subject site is not identified as or adjoining the Wildlife movement solution sub-category. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(v) achieve physical separation of native wildlife and the road; (vi) 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.		

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