

7 APPENDICES

7.1 Appendix 1 – Code Assessment

BCC DS
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APPLICATION REF
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APPENDIX 1 – CODE ASSESSMENT

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1.1 Flood Overlay Code

Effective V36 12 June 2026

1.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Flood overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (i) Theme 2: Brisbane's outstanding lifestyle, and Element 2.3 – Brisbane's healthy and safe communities; (ii) Theme 4: Brisbane's highly effective transport and infrastructure networks, and Element 4.3 – Brisbane's coordinated infrastructure planning and delivery. (b) Provide for the assessment of the suitability of development in the Flood overlay.		
(2) The purpose of the Flood overlay code will be achieved through the following overall outcomes:		
(a) Development minimises exposure of people and property to unacceptable risk from flood hazard in all flood events. (b) Development and infrastructure mitigates the flood risk through its location, siting, design, construction and operation whilst maintaining amenity. (c) Development does not unduly burden the city's counter-disaster response capacity, including emergency services access during a flood emergency. (d) Development provides for efficient evacuation and access for evacuation resources including emergency services during flood events, or otherwise plans for the prospect and impact of isolation or hindered evacuation during flooding. (e) Development involving essential community infrastructure remains functional during and immediately after flood events. (f) Development ensures that emergency management plans respond to the number and capacity of future users of the development to safely participate in emergency measures such as evacuation. (g) Development ensures that essential building services or services essential for the development are designed, located	The proposed development involves of Development permit for Building work (Partial demolition and Relocation of a Local heritage place) and Material Change of Use (Office) upon 96 Boundary St, West End, formally known as Lot 47 on SL11360. The proposal intends to remove selected later additions and alterations to the building, conserve and reconstruct the retained former police station, and relocate of the retained building within its original allotment towards Boundary Street and the southern side boundary. The proposal will maintain the existing floor levels of the building and does not seek to introduce a substantially more intensive or vulnerable use of the land. In this regard, the development is not expected to materially increase the exposure of people or property to flood risk and will retain the existing relationship between the building and the flood-affected site. The proposed works are also limited in scale and are not intended to materially alter existing flood storage, flow paths or the broader hydraulic function of the site. The development will be designed to ensure safe access and evacuation can be maintained during flood events and that	☐ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
and operated to minimise the flood risk to people, minimise damage to property, disruption to building function, and re-establishment time after a flood event. (h) Development involving hazardous materials manufactured, handled or stored in bulk does not adversely impact on public safety and the environment as a result of the impacts of floodwater. (i) Development does not, directly or cumulatively, cause or increase adverse impacts on other properties or land within the floodplain from flooding. (j) Development and infrastructure mitigates the impacts of hydraulic hazard due to predictable future increases in rainfall intensity on flooding. (k) Development prioritises, in order, the safety of people, protection of public infrastructure and protection of private property, in the management of the economic, social and environmental impacts of flooding.	essential building services are appropriately located or protected from flood impacts where required. On this basis, the proposal is considered to appropriately manage flood risk to people, property and infrastructure, avoid increasing flood impacts on adjoining land and support the continued safe use and recovery of the site following a flood event.	

1.1.2 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 dwelling house including any secondary dwelling			
PO1 Development involving any habitable or non-habitable part of a dwelling house, including any secondary dwelling, is located and designed to: (a) minimise the risk to people from flood hazard; (b) achieve acceptable flood immunity;	AO1.1 Development for a dwelling house including any secondary dwelling: (a) is not located in the Brisbane River flood planning area 1, 2a or 2b sub-categories or the Creek/waterway flood planning area 1 or 2 sub-categories; or (b) is only located in these sub-categories, if a Registered Professional Engineer	AO1.1 Not applicable, only Sections B and C are relevant to this application.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) minimise property impacts from a flood event up to and including the defined flood event; (d) minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event up to and including the defined flood event.	Queensland certifies that the dwelling house and any secondary dwelling are structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the defined flood event.		
	AO1.2 Development for a dwelling house and any secondary dwelling complies with the minimum flood planning levels in Table 8.2.11.3.B. <i>Note—If located in an area that has no flood level information available from the Council such as an overland flow path, a Registered Professional Engineer of Queensland with expertise in undertaking flood studies is to certify that the flood level and development levels for the dwelling house and any secondary dwelling achieve the required flood planning levels in Table 8.2.11.3.B.</i>	AO1.2 Not applicable, only Sections B and C are relevant to this application.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO1.3 Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.E. <i>Editor's note—For creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report.</i> <i>Note—The Flood planning scheme policy provides guidance on undercroft design.</i>	AO1.3 Not applicable, only Sections B and C are relevant to this application.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO2 Development within the Creek/waterway flood planning area sub-categories or Overland flow flood planning area sub-category: (a) maintains the conveyance of flood waters to allow flow and debris to pass predominantly unimpeded through the site; (b) does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; (c) will not result in a material increase in flood levels or flood hazard on upstream, downstream or adjacent properties.	AO2 Development: (a) is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland flow flood planning area sub-category; or (b) provides an open undercroft area from natural ground level to habitable floor level for any area inundated by the defined flood event; or (a) (b) <i>Note—This undercroft area is not suitable for providing non-habitable rooms, secure storage of valuables, or future enclosing for storage or car parking. The clear area may include structural elements such as columns and floor substructure. The Flood planning scheme policy provides guidance on undercroft design.</i> (c) (d) <i>Editor's note—An open undercroft design may be achieved through a 'valance' treatment around the perimeter of an otherwise internally clear undercroft.</i> (e) <i>Editor's note—For Creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report.</i> (f)	AO2 Not applicable, only Sections B and C are relevant to this application.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(c) a flood study from a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that the development in the Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties. (g) (h) <i>Note—Flood studies demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy and ensure that where an undercroft is required to manage flood impacts it complies with Table 8.2.11.3.E.</i>		
Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house or reconfiguring a lot			
<i>Note—If development that is accepted development subject to compliance with identified requirements complies with the acceptable outcomes of this part, no further assessment against this code is required.</i>			
PO3 Development: (a) is compatible with flood hazard in a defined flood event; (b) minimises the risk to people from flood hazard; (c) does not reduce the ability of evacuation resources including	AO3 Development for a material change of use is identified in Table 8.2.11.3.C as compatible with the flood hazard in the relevant flood planning area.	AO3 As per Table 8.2.11.3.C, a Commercial land use (Office) is identified as an applicable land use in both the Brisbane River flood planning area sub-categories and the Overland flow flood planning area sub-categories.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
emergency services to access and evacuate the site in a flood emergency, with consideration to the scale of the development; (d) minimises impacts on property from flooding; (e) minimises disruption to residents, business or site operations and recovery time due to flooding; (f) minimises the need to rebuild structures after a flood event greater than the defined flood event. (i) (j) <i>Note—Where Table 8.2.11.3.C identifies that a flood risk assessment is required, compliance with this performance outcome can be achieved by submitting a flood risk assessment, which may be included within a flood study, addressing the criteria within this performance solution. Preparing flood risk assessments and flood studies is required to be in accordance with the Flood planning scheme policy.</i> (k) (l) <i>Note—An emergency management plan prepared in accordance with the Flood planning scheme policy, which sets out procedures</i>			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>for evacuation due to flooding may be used to demonstrate compliance with this performance outcome.</i>			
PO4 Development for a park ensures that the design of a park and location of structures and facilities responds to the flood hazard and balances the safety of intended users with: (a) maintaining continuity of operations; (b) impacts of flooding on asset life and ongoing maintenance costs; (c) efficient recovery after flood events; (d) recreational benefits to the city; (e) availability of suitable land within the park.	AO4.1 Development involving a building or structure in a park complies with the flood planning levels specified in Table 8.2.11.3.D.	AO4.1 Not applicable, no park is proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO4.2 Development involving a building or structure in a park where Table 8.2.11.3.D does not apply: (a) is not located within the 20% AEP flood extent of any creek/waterway or overland flow path; or (b) is located above the 20% AEP flood level of any creek/waterway or overland flow path.	AO4.2 Not applicable, no park is proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
Section C—accepted development subject to compliance with identified requirements (acceptable outcomes only) a park or assessable development other than for a dwelling house			
PO5 Development is located and designed to: (a) minimise the risk to people from flood hazard on the site; (b) minimise flood damage to the development and contents of buildings up to the defined flood event; (c) provide suitable amenity; (d) minimise disruption to residents, recovery time and the need to	AO5.1 Development complies with the flood planning levels specified in Table 8.2.11.3.D. <i>Note—If located in an area with no Council-derived flood levels such as an overland flow path, a Registered Professional Engineer Queensland with expertise in undertaking flood studies is to derive the applicable flood level and certify that the development meets the required flood planning levels in Table 8.2.11.3.D. The study is to demonstrate that the development</i>	AO5.1 The proposal involves the restoration and reconstruction of the Local heritage place and will maintain the existing floor levels of the building. It does not introduce a substantially more intensive or vulnerable use of the land and is not expected to materially increase the exposure of people or property to flood risk. Increasing the floor level would alter the established form and presentation of the heritage building. Given	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
rebuild structures after a flood event up to and including the defined flood event.	<i>and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.</i>	the works are primarily focused on conserving, reconstructing and reusing the existing building, retaining the current floor level is considered appropriate in this instance and does not worsen the existing flood relationship of the site.	
	AO5.2 Development is: (a) not located in the: (i) Brisbane River flood planning area 1, 2a, or 2b sub-categories; (ii) Creek/waterway flood planning area 1 or 2 sub-categories; (iii) Overland flow flood planning area sub-category; or (b) only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that: (i) the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and (ii) the risk to people is managed to an acceptable level.	AO5.2 The proposed works will reduce the overall building footprint and do not create or worsen existing overland flow impacts. On this basis, the proposal maintains the existing flood relationship of the site and is not expected to increase hydraulic impacts within the Overland flow flood planning area.	☒ Compliant ☐ N/A ☐ Performance Solution
PO6 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and	AO6.1 Development ensures that: (a) all areas containing essential electrical services comply with the flood planning levels in Table 8.2.11.3.D; or	AO6.1 Not applicable. The proposal does not include any essential electrical services within flood-affected areas and does not involve a basement or private basement storage area.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
minimise flood recovery and economic consequences of damage during a flood.	(b) if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water with all entry points and services located at or above the relevant flood planning level in Table 8.2.11.3.D. (m) (n) <i>Note—A basement storage area does not include a bike storage room, change room, building maintenance storage and non-critical electrical services.</i>		
	AO6.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a secondary pump system with a backup power source for the pump.	AO6.2 Not applicable. The proposal does not involve a basement or private basement storage area.	☐ Compliant ☒ N/A ☐ Performance Solution
PO7 Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development.	AO7.1 Development: (a) does not block, or divert floodwaters for any area affected by creek/waterway or overland flow flooding, excluding storm-tide flooding and Brisbane River flooding sources; or (b) does not result in a material increase in flood level or hydraulic hazard on upstream, downstream or adjacent properties. (o)	AO7.1 The development intends to maintain the existing building onsite and propose building works to remove additions and relocate further towards the street frontage of Boundary Street. As such, there is no impact to the floodwaters or overland flow flooding and will not propose a material increase in flood level.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(p) <i>Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.</i>		
	AO7.2 Development retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows.	AO7.2 The proposal does not create or materially modify an existing overland flow path and does not involve works that would alter the existing hydraulic conditions of the site. Accordingly, the proposal is not expected to increase flood impacts or redirect overland flow.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO7.3 Development which creates a new overland flow path or significantly modifies an existing overland flow path via earthworks does not materially worsen hydraulic hazard on the site from existing conditions. <i>Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design</i>	AO7.3 Not applicable. The proposal does not create a new overland flow path or significantly modify an existing overland flow path through earthworks or other site works.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.</i>		
PO8 Development for filling or excavation in an area affected by creek/waterway flooding does not directly, indirectly or cumulatively cause any material increase in flooding or hydraulic hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain. <i>Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy.</i> <i>Note—This part of the code applies to all development other than a dwelling house and any secondary dwelling which involves filling or excavation, whether or not the development application comprises a separate development application for operational work involving filling or excavation.</i>	AO8 Development ensures that no filling or excavation greater than 100mm is located in the Creek/waterway flood planning area 1, 2 or 3 sub-categories if contained in the 5% AEP flood extent of any Creek/waterway flood planning area sub-category for which no waterway corridor has been mapped in the Waterway corridors overlay.	AO8 Not applicable. The proposal does not involve substantial filling or excavation and generally maintains the existing site levels and relationship with the flood-affected land.	☐ Compliant ☒ N/A ☐ Performance Solution
PO9 Development ensures that the building and site design:	AO9.1 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub-category:	AO9.1 Not applicable. The proposal does not include a building undercroft.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) maintains the conveyance capacity of existing overland flow paths and creek/waterways; (b) ensures floodwaters and flood debris can pass predominantly unimpeded under a structure or building to minimise property or building damage, including for a flood larger than the defined flood event; (c) mitigates flood impacts by ensuring that filling, excavation and location of services are designed to allow for the conveyance of floodwater across the site. (q) (r) <i>Note—The Flood planning scheme policy provides guidance on relevant considerations in determining minimum undercroft clearances and treatment of ground level in undercroft areas where floodwater conveyance is required underneath development.</i>	(a) complies with the minimum building undercroft clearance requirements in Table 8.2.11.3.E; (b) not located directly above any part of a waterway corridor as mapped in the Waterway corridors overlay.		
	AO9.2 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub category: (a) has a ground level within the undercroft area that is free draining; (b) does not involve excavation below ground level of more than 300mm within the undercroft area.	AO9.2 Not applicable. No building undercroft is proposed and the development does not involve excavation below ground level within an undercroft area.	☐ Compliant ☒ N/A ☐ Performance Solution
PO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road	AO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses: (a) is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.L and Table 8.2.11.3 D; or	AO10 Not applicable. The proposal is for an Office use and does not involve a vulnerable use, difficult to evacuate use or assembly use.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
network unaffected by flood hazard, in order to: (a) protect safety of users and emergency services personnel; (b) support efficient emergency services access and site evacuation with consideration to the scale of development. (s) (t) <i>Note—A flood risk assessment may be required to address the performance outcomes or acceptable solutions which deal with evacuation and isolation arrangements, and the ability to take refuge. The Flood planning scheme policy provides information for undertaking flood risk assessments.</i>	(b) has direct vehicle access to a critical route or interim critical route in the Critical infrastructure and movement network overlay for evacuation in a flood; or (c) can achieve vehicular evacuation to a suitable flood-free location. (u) (v) <i>Note—A suitable flood-free location is of a size and nature sufficient to provide for the size and characteristics of the population likely to need evacuation to that area.</i>		
PO11 Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads.	AO11.1 Development provides an access or driveway into the site which is: (a) trafficable during the defined flood event; (b) not located in the Creek/waterway flood planning area 1 sub-category; (c) not located in the Overland flow flood planning area sub-category if the hydraulic hazard is unsafe in the defined flood event; (d) the access or driveway is not inundated by a 10% AEP flood.	AO11.1 The proposal retains the existing access arrangements and does not introduce a substantially more intensive or vulnerable use of the site. No changes are proposed that would worsen the existing flood characteristics of the site access.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO11.2 Development located in the Creek/waterway flood planning area 1, 2, 3 or 4 sub-categories locates any disabled access in the highest part of the site. <i>Note—explanation of hydraulic hazard provided in the Flood planning scheme policy.</i>	AO11.2 Not applicable to the extent that the proposal does not introduce a new flood-affected access arrangement. The existing relationship between the building, site access and flood conditions is generally retained.	☐ Compliant ☒ N/A ☐ Performance Solution
PO12 Development involving a new road, a bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during a flood and allow for emergency access.	AO12 Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.	AO12 Not applicable. No new road is proposed as part of the development.	☐ Compliant ☒ N/A ☐ Performance Solution
PO13 Development for pedestrian and cyclist paths: (a) provides a suitable level of trafficability; (b) manages the impacts of flooding on asset life and ongoing maintenance costs; (c) balances route availability with recreational and transport connectivity benefits to the city.	AO13.1 Development for cyclist and pedestrian facilities other than on public roads, including those traversing through a park and adjacent to a watercourse and overland flow path, are located above the 39% AEP (2 year ARI) flood immunity from all flooding sources. <i>Note—If the site is subject to more than one type of flooding, the requirement that affords the greatest level of protection will apply.</i>	AO13.1 Not applicable. The proposal does not involve new cyclist or pedestrian facilities traversing a watercourse, park or overland flow path.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.2 All new on-road cyclist and pedestrian facilities comply with the flood planning levels and trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K.	AO13.2 Not applicable. No new on-road cyclist or pedestrian facilities are proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
PO14	AO14	AO14	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development which increases the residential population within the Brisbane River flood planning area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time.	Development in the Brisbane River flood planning area sub-categories in areas where the 1% AEP flood level is greater than 12.8m AHD involving: (a) an increase in the number of residential dwellings; or (b) additional residential lots (i) is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event. <i>Note—Explanation of a hydraulic hazard is provided in the Flood planning scheme policy.</i>	Not applicable. The proposal does not involve additional residential dwellings or the creation of additional residential lots.	☒ N/A ☐ Performance Solution
Additional performance outcomes and acceptable outcomes for essential community infrastructure			
PO15 Development involving essential community infrastructure: (a) remains functional to serve community need during and immediately after a flood event, or is part of a network that is able to maintain the function of the essential community infrastructure when parts of the development are unable to function during or after a flood; (b) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; (c) is able to remain functional or is part of a network which is able to	AO15 Development involving essential community infrastructure: (a) is ancillary to and not relied upon for the provision of the essential service during a flood; or (b) is located above the flood planning levels in Table 8.2.11.3.G; (c) has access to or provides the necessary back-up emergency electricity and communications supply in times of flood; (d) is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the flood event listed for the development type in Table 8.2.11.3.G; (e) that services a local area: (i) is able to be accessed in times of flood to service local community needs up to the event listed for that	AO15 Not applicable, there is no community infrastructure is proposed.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
remain functional even when other infrastructure or services (such as electricity supply) may be compromised in a flood event; (d) contains mitigation measures which are not entirely dependent on human activation to respond to a flood event. (w) (x) <i>Note—Protection of function is required up to and including the flood event in Table 8.2.11.3.G.</i>	development type in Table 8.2.11.3.G; or (ii) has a service continuity plan that demonstrates the continued provision of service during the relevant flood event.		
Additional performance outcomes and acceptable outcomes if development involves the processes in Table 8.2.11.3.H			
PO16 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: (a) protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; (b) securing above-ground tanks for hazardous materials against flotation and lateral movement; (c) preventing damage to hazardous materials pipework or entry of floodwater into hazardous materials pipework; (d) preventing damage to or off-site release of packages, drums or containers storing hazardous materials.	AO16 (a) Development does not include the storage or handling of hazardous chemicals that exceed the hazardous chemicals flood hazard threshold quantities in Table 8.2.11.3.M. (b) Development involving the processes listed in Table 8.2.11.3.H: (i) where located in the Flood overlay area, occurs only in the Creek/waterway flood planning area 5 sub-category or the Brisbane River flood planning area 5 sub-category; or (ii) is consistent with the standards contained in the Management of hazardous chemicals in flood prone areas planning scheme policy and can operate without risk of	AO16 Not applicable, the development does not involve any of the processes in Table 8.2.11.3.H.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(y) (z) <i>Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome.</i> (aa) (bb) <i>Note—A pump drainage system is not an acceptable measure to meet the performance outcome.</i>	environmental harm during a flood event. <i>Note—The Management of hazardous chemicals in flood affected areas planning scheme policy sets out further information and processes including risk assessment for the management of hazardous chemicals in flood planning areas.</i>		
Additional performance outcomes and acceptable outcomes for reconfiguring a lot			
PO17 Development locates and designs all lots resulting from reconfiguring a lot to: (a) minimise the risk to people from flood hazard; (b) minimise damage to property from flood hazard; (c) facilitate safe and efficient evacuation. (cc) (dd) <i>Note:</i> - Consideration of all floods up to the probable maximum flood is relevant to minimising the risk to people. - Flood warning time is not considered sufficient in the Creek/waterway planning area	AO17.1 Development creating new lots is identified in Table 8.2.11.3.I as suitable within the relevant flood planning area. AO17.2 Development provides for reconfiguring a lot design that achieves a road and lot layout which: (a) provides trafficable vehicular egress for evacuation during a defined flood event; (b) optimises hazard-free movement away from sources of flood hazard within the development. (ee) (ff) <i>Note—Further advice on road and lot layout is contained in the Flood planning scheme policy.</i>	AO17.1 Not applicable, the development does not involve a reconfiguring a lot. AO17.2 Not applicable, the development does not involve a reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution ☐ Compliant ☒ N/A ☐ Performance Solution
	AO17.3	AO17.3	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>sub-categories or the Overland flow flood planning area sub-category.</i> ▪ <i>Filling above the flood planning level for a flood event greater than the defined flood event cannot be assumed to mitigate the flood hazard.</i>	Development which creates a new residential lot in an area subject to Brisbane River flooding, if the 1% AEP flood level is greater than 12.8m AHD is not subject to a hydraulic hazard greater than 0.6m²/s DV or 0.6m deep in a 0.2% AEP flood. <i>Note—Refer to the Flood planning scheme policy for further explanation on the 0.2% AEP flood.</i>	Not applicable, the development does not involve a reconfiguring a lot.	☒ N/A ☐ Performance Solution
PO18 Development involving reconfiguring a lot: (a) minimises the risk to people from flood hazard; (b) creates safe evacuation routes or avoids isolation of the development during a flood greater than the defined flood event; (c) minimises damage to property and services; (d) provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage; (e) ensures lots created for park or private open space minimise the risk to people from flood hazard and are fit for purpose; (f) provides a lot that is not substantially burdened by flood mitigation infrastructure.	AO18.1 Development involving reconfiguring a lot ensures: (a) all lots comply with the flood planning levels in Table 8.2.11.3.J; (b) a new road complies with the flood planning levels in Table 8.2.11.3.F. AO18.2 Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development: (a) complies with Table 8.2.11.3.K; or (b) has acceptable trafficability in accordance with the requirements in the Flood planning scheme policy and the Queensland Urban Drainage Manual. (gg) (hh) <i>Note—The Flood planning scheme policy contains supporting information</i>	AO18.1 Not applicable, the development does not involve a reconfiguring a lot. AO18.2 Not applicable, the development does not involve a reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution
			☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>about trafficability on existing roads and serviceability during floods.</i>		
	AO18.3 Development protects the conveyance of flood hazard area by providing an easement over the: (a) 2% AEP flood extent for overland flow flooding; (b) 1% AEP flood extent for creek/waterway flooding.	AO18.3 Not applicable, the development does not involve a reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution

1.2 Heritage Overlay Code

Effective V36 12 June 2026

1.2.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Heritage overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular Theme 2: Brisbane's outstanding lifestyle and Element 2.1 – Brisbane's identity. (b) Provide for the assessment of the suitability of development on land in the Heritage overlay.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development on a local heritage place avoids adverse impacts on the cultural heritage significance of that local heritage place, including any Aboriginal cultural values. (b) Use of the local heritage place conserves the cultural heritage significance of that local heritage place into the future, including any Aboriginal cultural values. (c) Development adjoining a local heritage place does not detract from the cultural heritage significance of that heritage place.	The proposed development involves of Development permit for Building work (Partial demolition and Relocation of a Local heritage place) and Material Change of Use (Office) upon 96 Boundary St, West End, formally known as Lot 47 on SL11360. The proposal intends to remove selected later additions and alterations to the building, conserve and reconstruct the retained former police station, and relocate of the retained building within its original allotment towards Boundary Street and the southern side boundary. The proposal will conserve the principal cultural heritage significance of the Former West End Police Station and is consistent with the outcomes of the Heritage overlay code by ensuring significant features and periods of development are retained and conserved and by protecting the fabric, setting and cultural heritage significance of the place. Furthermore, the proposal intends to continue the local heritage place as an office use to support the local area and to enable future use of the site.	☒ Compliant ☐ N/A ☐ Performance Solution

1.2.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If in the Local heritage place sub-category			
PO1	AO1	AO1	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development provides for the future protection of the heritage place and does not damage or diminish its cultural heritage significance. including by: a) Retaining and conserving all significant features that contribute to cultural heritage significance; b) Not introducing new elements that detrimentally impact on or detract from cultural heritage significance	No acceptable outcome is prescribed.	The proposed development involves of Development permit for Building work (Partial demolition and Relocation of a Local heritage place) and Material Change of Use (Office) upon 96 Boundary St, West End, formally known as Lot 47 on SL11360. The proposal intends to remove selected later additions and alterations to the building, conserve and reconstruct the retained former police station, and relocate of the retained building within its original allotment towards Boundary Street and the southern side boundary. Please refer to the attached Heritage Impact Assessment prepared by Pendergast Architects for response to PO1.	☒ Compliant ☐ N/A ☐ Performance Solution
PO2 Development is based on and takes account of all aspects of the cultural significance of the heritage place. including: a) The cultural heritage values; b) the periods of development that contribute to cultural heritage significance.	AO2 No acceptable outcome is prescribed.	AO2 Please refer to the attached Heritage Impact Assessment prepared by Pendergast Architects for response to PO2.	☒ Compliant ☐ N/A ☐ Performance Solution
PO3 Development protects the fabric and setting of the heritage place while providing for its use, interpretation and management. including:	AO3 No acceptable outcome is prescribed.	AO3 Please refer to the attached Heritage Impact Assessment prepared by Pendergast Architects for response to PO3.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
a) the features and values of the heritage place are not altered, removed or concealed in a way that would diminish the cultural significance of the heritage place;End of inserted text b) changes to significant views, circulation, access, spatial patterns and layout do not diminish the cultural significance of the heritage place.			
PO4 Development is based on the issues relevant to the conservation of the heritage place.	AO4 Development is compatible with a Conservation Management Plan for the heritage place approved as part of the development application. Note- An approved Conservation Management Plan is prepared in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter).	AO4 Please refer to the attached Heritage Impact Assessment prepared by Pendergast Architects for response to PO4.	☒ Compliant ☐ N/A ☐ Performance Solution
PO5 Development does not impair any culturally significant attributes of the heritage place identified by the Aboriginal people for whom the heritage place is significant.	AO5 No acceptable outcome is prescribed.	AO5 Please refer to the attached Heritage Impact Assessment prepared by Pendergast Architects for response to PO5.	☒ Compliant ☐ N/A ☐ Performance Solution
Additional performance outcomes and acceptable outcomes if in the Latrobe and Given Terraces neighbourhood plan area			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO6 Development ensures that: (a) low-set houses remain of a low-set appearance; (b) if raising a building, the height increase does not alter the overall effect of the floor area to the street level.	AO6 Development maintains the height relationship of an existing floor area to the street level.	AO6 The site is not located within the Latrobe and Given Terraces neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO7 Development for a building is designed with appropriate detailing for the period of the building.	AO7.1 Development ensures that a verandah incorporates historically appropriate detailing for the period of the building.	AO7.1 The site is not located within the Latrobe and Given Terraces neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO7.2 Development does not replace suspended awnings typical from the 1920s onwards with post-supported awnings.	AO7.2 The site is not located within the Latrobe and Given Terraces neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO8 Development involving an alteration or addition to an existing premises conserves the heritage significance and does not obscure or is not otherwise insensitive to the traditional building fabric.	AO8.1 Development involving an alteration or extension is located: (a) at the rear of the premises; or (b) on the street frontage only if set further back than the existing building line or is separated from the traditional building fabric by a significant recession in the wall and roof planes.	AO8.1 The site is not located within the Latrobe and Given Terraces neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.2 Development ensures that traditional construction materials and methods are retained in any existing traditional building	AO8.2 The site is not located within the Latrobe and Given Terraces neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	fabric and used to reinstate the original components that have been removed and that are proposed to be replaced.		
Additional performance outcomes and acceptable outcomes if in the New Farm and Teneriffe Hill neighbourhood plan area			
PO9 Development on the site of a heritage place that is removed or demolished without Council approval is of a scale, bulk and height that maintains the same appearance as that of the removed or demolished heritage place.	AO9.1 Development in the Low-medium density living precinct which involves the removal or demolition of a building identified in the Heritage overlay has a maximum plot ratio of 40% of the site area.	AO9.1 The site is not located within the New Farm and Teneriffe Hill neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO9.2 Development in the Medium density living precinct which involves the removal or demolition of a building identified in the Heritage overlay has a building height and gross floor area which is not greater than the building height and gross floor area of the demolished heritage place.	AO9.2 The site is not located within the New Farm and Teneriffe Hill neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
Additional performance outcomes and acceptable outcomes if in the Woolloongabba centre neighbourhood plan area			
PO10 Development for new premises respects the cultural heritage significance of a heritage place.	AO10 Development maintains all noted external and visible aspects of cultural heritage currently visible from a publicly accessible place.	AO10 The site is not located within the Woolloongabba centre neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
Additional performance outcomes and acceptable outcomes if in the Albion neighbourhood plan area where in the Station precinct			
PO11 Development conserves the heritage values of the precinct.	AO11 Development retains heritage and character structures which are incorporated into the	AO11 The site is not located within the Albion neighbourhood plan area, as such this criterion is not applicable	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	design of any redevelopment scheme for the station.		☐ Performance Solution
Additional performance outcomes and acceptable outcomes if in the Centenary suburbs' neighbourhood plan area where in the Sinnamon Farm heritage precinct			
PO12 Development retains, restores and adapts for re-use the building and vegetation listed as a heritage place.	AO12 Development conforms to the recommendations of a conservation management plan for the site approved by the Council.	AO12 The site is not located within the Centenary suburbs' neighbourhood plan area, as such this criterion is not applicable	☐ Compliant ☒ N/A ☐ Performance Solution
PO13 Development has a built form which respects the heritage significance of the building and vegetation, including scale and location.	AO13 Development conforms to the recommendations of a Council-approved and updated conservation management plan of the site.	AO13 The site is not located within the Centenary suburbs' neighbourhood plan area, as such this criterion is not applicable	☐ Compliant ☒ N/A ☐ Performance Solution
PO14 Development involving a car parking area does not undermine the visual attraction of the heritage place.	AO14 Development involving a car parking area: (a) is concealed behind the building of a heritage place or is otherwise located so as to not visually dominate the appearance of the heritage place, particularly when viewed from Seventeen Mile Rocks Road; (b) does not diminish the quality of spaces between buildings.	AO14 The site is not located within the Centenary suburbs' neighbourhood plan area, as such this criterion is not applicable	☐ Compliant ☒ N/A ☐ Performance Solution
Additional performance outcomes and acceptable outcomes if in the Kelvin Grove urban village neighbourhood plan area			
PO15 Development has a built form which respects the historic significance of the Upper Parade Ground and related buildings.	AO15 Development in the Upper Parade Ground Heritage Area maintains appropriate sightlines in and through the State Heritage Listed Area, including the full length of Upper	AO15 The site is not located within the Kelvin Grove urban village neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Parade Ground and to existing heritage buildings.		
Section B—If in the Area adjoining heritage sub-category			
PO16 Development including landscape and building elements does not impair the views of the heritage place.	AO16 No acceptable outcome is prescribed.	AO16 The site is not located as area adjoining the heritage sub-category, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO17 Development for reconfiguring a lot does not result in a lot that has the potential to accommodate a building or structure that could further impair the visible attributes identified as significant in a heritage citation of the heritage place.	AO17 No acceptable outcome is prescribed.	AO17 The site is not located as area adjoining the heritage sub-category, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
Additional performance outcomes and acceptable outcomes if in the Albion neighbourhood plan area where in the Albion village precinct			
PO18 Development must complement and be generally aligned with existing heritage places.	AO18 Development aligns the front setback with the average setback of adjoining heritage places.	AO18 The site is not located within the Albion neighbourhood plan area, as such this criterion is not applicable	☐ Compliant ☒ N/A ☐ Performance Solution
Additional performance outcomes and acceptable outcomes if in the West End—Woolloongabba neighbourhood plan area			
PO19 Development for new premises adjacent to or in the vicinity of a heritage place maintains and enhances the heritage place and its surrounds by: (a) using high-quality pre-finished materials;	AO19 Development complements the scale of, views to and building form and materials of a heritage place.	AO19 The site is not located within the West End—Woolloongabba neighbourhood plan area, as such this criterion is not applicable	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) setting background or upper levels to preserve view lines to the heritage place; (c) ensuring elevation treatments maintain the three-dimensional predominance of the heritage place.			
Additional performance outcomes and acceptable outcomes if in the Sherwood—Graceville district neighbourhood plan area			
PO20 Development, including a dwelling house, does not diminish the streetscape contribution, setting or views from the street or a public place of an adjoining or affected heritage place.	AO20 No acceptable outcome is prescribed.	AO20 The site is not located within the Sherwood—Graceville district neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO21 Development for new premises complements the existing streetscape and setting of the heritage place and is of a sympathetic scale and bulk.	AO21 No acceptable outcome is prescribed.	AO21 The site is not located within the Sherwood—Graceville district neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO22 Development for a new building which abuts a street elevation of a heritage place: (a) creates a clear definition or transition between the old and new; (b) ensures that projecting elements such as canopies, awnings, sunshades, banners and signage do not substantially interrupt	AO22 No acceptable outcome is prescribed.	AO22 The site is not located within the Sherwood—Graceville district neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
significant views of the heritage place from the street or a public place.			
Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area			
PO23 Development, including a dwelling house, does not detract from or devalue the cultural heritage significance of a heritage place and does not impair or obscure views of the heritage place from the public realm.	AO23 Development is: (a) set back from the street equal to or greater than the heritage place; (b) of a lower or equal height to the heritage place; (c) complementary to the architectural character of the heritage place; (d) in keeping with any landscaping elements of the heritage place identified as having cultural heritage significance.	AO23 The site is not located within the Bulimba district neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
Additional performance outcomes and acceptable outcomes if in the Kangaroo Point south neighbourhood plan area			
PO24 Development provides a transition in building height to a heritage place and does not create an overbearing appearance or significantly impacts on its privacy or amenity.	AO24 Development has a maximum building height: (a) if fronting Mark Lane, of 5 storeys within 20m of the street alignment; or (b) otherwise, of 3 storeys within 10m of the common property boundary or street alignment. Refer to Figure b in the Kangaroo Point south neighbourhood plan code.	AO24 The site is not located within the Kangaroo Point south neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
Additional performance outcomes and acceptable outcomes if in the Coorparoo and districts neighbourhood plan area			
PO25	AO25 No acceptable outcomes is prescribed.	AO25	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development, including a dwelling house, does not diminish the streetscape contribution, views or vistas of a heritage place from the street or public realm.		The site is not located within the Coorparoo and districts neighbourhood plan area, as such this criterion is not applicable.	☐ Performance Solution
PO26 Development complements the existing setting of a heritage place, is of a sympathetic scale and bulk, and does not create an overbearing appearance.	AO26 No acceptable outcomes is prescribed.	AO26 The site is not located within the Coorparoo and districts neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
Section C—General performance outcomes and acceptable outcomes for the Heritage overlay			
Additional performance outcomes and acceptable outcomes if in the City Centre neighbourhood plan area			
PO27 Development provides ongoing protection of significant building fabric and vegetation during and after construction.	AO27 Development involving structural demolition or excavation that may impact upon a heritage place complies with a heritage place construction management plan.	AO27 The site is not located within the City Centre neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO28 Development for reconfiguring a lot on or adjoining a heritage place does not result in an allotment size, configuration or pattern which would potentially result in the setting or views of a heritage place being adversely affected.	AO28 No acceptable outcome is prescribed.	AO28 The site is not located within the City Centre neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
Additional performance outcomes and acceptable outcomes if in the Lutwyche Road corridor neighbourhood plan area			
PO29 Development on or adjoining a heritage place does not diminish the following:	AO29 No acceptable outcome is prescribed.	AO29	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) heritage value; (b) streetscape contribution; (c) setting; (d) significant views and vistas of the heritage place.		The site is not located within the Lutwyche Road corridor neighbourhood plan area, as such this criterion is not applicable.	☐ Performance Solution
PO30 Development involving premises on or adjoining Conon is of a suitable height and scale and is set back from common boundaries to ensure that the development does not overshadow Conon and its gardens.	AO30 No acceptable outcome is prescribed.	AO30 The site is not located within the Lutwyche Road corridor neighbourhood plan area, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

