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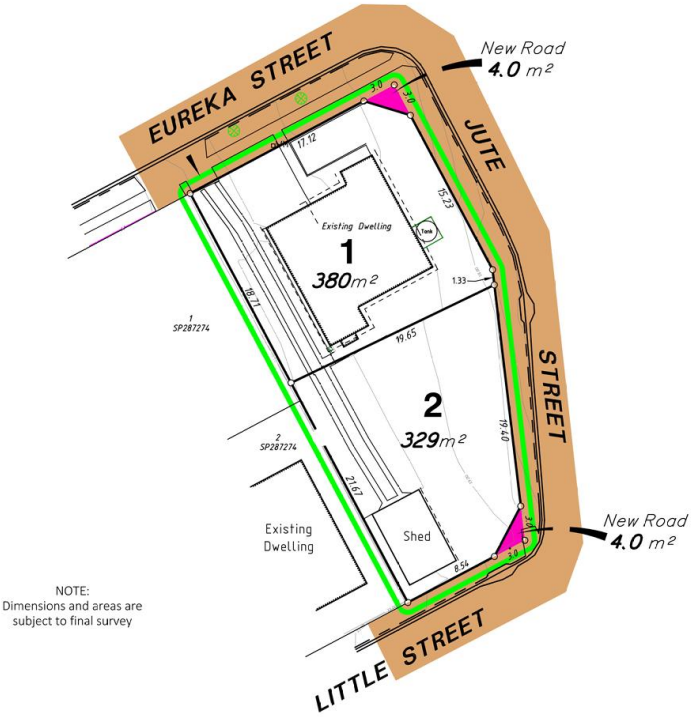
Town Planning Report

39 and 39A Eureka Street, Kelvin Grove

Reconfiguring a Lot (2 into 2 Lot Boundary Realignment)

Alandee Pty Ltd ATF G&G No3 Trust

urban strategies



Project Perspective

Client:	**Alandee Pty Ltd ATF G&G No 3 Trust**
Project:	**39 and 39A Eureka Street, Kelvin Grove**
Project No:	**26-8813**
Date:	**November 2026**
Project Contact:	**Nathan Cinello / Geoff Gibbons**

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Executive Summary

This Town Planning Report provides an in-depth discussion and assessment of a proposed boundary realignment over land at 39 and 39A Eureka Street, Kelvin Grove. The proposed development is considered to be responsive to the requirements of the CR2 Character (Infill Housing) zone and the established locality surrounding the site.

This application seeks approval for a Development Permit for Reconfiguring a Lot (ROL) for a boundary realignment (2 into 2 lots). Key characteristics of the development are summarised below:

- Boundary realignment resulting in the retention of the two existing lots over the subject site with the following characteristics:
    - Proposed Lot 1
        - Resultant lot size of 380 square metres
        - Retention of the existing dwelling
        - Vehicle access afforded to the proposed lot via an existing crossover to Eureka Street
        - Primary frontage of 17.12 metres to Eureka Street
        - Secondary frontage of 15.23 metres to Jute Street
        - Corner truncation of 4 square metres
    - Proposed Lot 2
        - Resultant lot size of 329 square metres
        - Primary frontage of 8.54 metres to Little Street
        - Secondary frontage of 19.4 metres to Jute Street
        - Corner truncation of 4 square metres

This report and the accompanying consultant documentation have demonstrated that the proposal suitably complies with the applicable assessment benchmarks. In particular, the proposed shall provide sensibly scaled infill development in an established residential area. The proposal will provide for housing diversity and contribute to housing supply in the locality. The proposed development is considered to be of a scale and layout that furthers the intent for development form and character of the area.

The proposal is considered to be in accordance with the intent of the relevant Codes, the Strategic Framework and the Ithaca District Neighbourhood Plan Code. Consequently this development application meets the relevant Assessment Benchmarks and Planning Regulations and should be approved subject to reasonable and relevant conditions.

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1.0 Introduction

This Town Planning Report has been prepared by Urban Strategies Pty Ltd on behalf of Alandee Pty Ltd ATF G&G No 3 Trust (the applicant and landowner), in association with a Development Application over land at 39 and 39A Eureka Street, Kelvin Grove QLD 4059, formally described as Lot 28 on RP20370 and Lot 4 on RP40653 (the subject site).

Specifically, this development application is seeking approval for a Development Permit for a Reconfiguring a Lot (ROL) for a boundary realignment (2 into 2 lots) (herein referred to as the proposed development).

Brisbane City Plan 2014 (City Plan), the Categorising Instrument, categorises this Development Application as Assessable Development. Further City Plan identifies the application to be subject to Impact Assessment in accordance with Section 45 (5) of the Planning Act 2016.

This report addresses the merits of the proposed development and provides an in-depth discussion and assessment of the proposed development with respect to the relevant provisions of the state and local planning instruments, the Planning Act 2016 (Planning Act) and other relevant legislation. In particular, the proposal provides for residential development in an established locality, with density consistent with the strategic intents for infill housing.

Table 1 (below) provides an overview of the supporting material which accompanies this application and has been incorporated and referenced throughout this report

Description	Author	Date
Boundary Realignment Plan	KM Surveys	9 October 2026
Civil Code Compliance Report	Milanovic Neale Consulting Engineers	5 November 2026

Table 1 – Application Plans and Documents

2.0 Summary

<table>
<tr><td colspan="2">Address of Site: 39 and 39A Eureka Street, Kelvin Grove</td></tr>
<tr><td colspan="2">Name of Ward: Paddington</td></tr>
<tr><td colspan="2">Real Property Description: Lot 28 on RP20370 and Lot 4 on RP40653</td></tr>
<tr><td colspan="2">Area of Site: 715 square metres (405 square metres and 310 square metres respectively)</td></tr>
<tr><td colspan="2">Regional Plan Land Use Category: Urban Footprint</td></tr>
<tr><td colspan="2">Zone: Character Residential CR2 zone</td></tr>
<tr><td colspan="2">Neighbourhood: Ithaca District Neighbourhood Plan</td></tr>
<tr><td colspan="2">Name of Owner: Alandee Pty Ltd ATF G&G No 3 Trust</td></tr>
<tr><td>Type of Application:
<table>
<tr><th rowspan="2">Aspects of Development</th><th colspan="2">Type of Approval Requested</th></tr>
<tr><th>PA</th><th>DP</th></tr>
<tr><td>MCU</td><td></td><td></td></tr>
<tr><td>RoL</td><td></td><td>X</td></tr>
<tr><td>BW</td><td></td><td></td></tr>
<tr><td>OW</td><td></td><td></td></tr>
</table>
Variation Request: No</td><td>Prelodgement / Consultation: No formal prelodgement advice was sought prior to the lodgement of this application.</td></tr>
<tr><td colspan="2">Brief Description / Purpose of Proposal: Reconfiguring a Lot (Boundary Realignment)</td></tr>
<tr><td colspan="2">Staged Development: No</td></tr>
<tr><td colspan="2">Referral Agencies: Not Applicable</td></tr>
<tr><td colspan="2">Category of Assessment: Impact</td></tr>
<tr><td colspan="2">Public Notification: Yes If Yes: 15 business days</td></tr>
<tr><td colspan="2">Superseded Planning Scheme Application: No</td></tr>
<tr><td colspan="2">RiskSmart: No</td></tr>
<tr><td colspan="2">Assessment Manager / Council Officer Previously Involved: N/A</td></tr>
<tr><td colspan="2">Applicant Contact Person: Nathan Cinello / Geoff Gibbons</td></tr>
</table>

3.0 Pre-Application Consultation and Development History

3.1 Pre-Application Consultation

No formal advice has been sought from the Council prior to lodgement of this application.

3.2 Development History – Subject Site

A review of Council's development application public scrutiny database, *Development.i*, indicates that no previous applications have been lodged or approved over the site from 1 January 2004 onwards (i.e. the start of Council's online public record keeping).

4.0 Site Information and Analysis

4.1 Site Context

The subject site is located within the suburb of Kelvin Grove in the Brisbane City Council Local Government Area (LGA) (refer Figure 1). Kelvin Grove is an inner-city suburb positioned northwest from the Brisbane CBD. The locality is an established suburb containing a mix of residential, commercial, and education uses including the Queensland University of Technology Kelvin Grove campus.



Figure 1: Aerial Site Context (Nearmap)

4.2 Site Characteristics and Servicing

Table 2 (below) provides an overview of the key site characteristics and servicing information.

Table 2: Site Characteristics and Servicing

Site Characteristics	
Existing and Previous Uses	The site is currently improved by a dwelling which appears to have been constructed prior to 1947, however, has undergone substantial alterations (refer Figure 2). The existing dwelling is to be retained as a result of the proposed development. Uses prior to this are not known.
Access and Frontage	The site has three frontages of approximately 20 metres to Eureka Street; 41 metres to Jute Street; and 11 metres to Little Street. Access to the site is afforded via an existing 3 metre crossover to Eureka Street.
Easement and Encumbrances	The site is not benefitted or burdened by any known easements or encumbrances.
Exemption Certificates	No known exemption certificates apply to the subject site.
Topography	The site slopes upwards from approximately 21.2mAHD on the western boundary to 17.9mAHD on the Jute Street frontage (eastern boundary).
Lot Shape and Dimensions	The site is mostly rectangular in shape with an angled southeastern boundary (due to the location of Jute Street), with a length of 40 metres and a width of 20.2 metres, narrowing to 12 metres on Little Street.
Vegetation	No vegetation of identified as being of significance is located on the site.
Waterways and Waterbodies	The site does not contain any mapped waterways or waterbodies.
Contaminated Land / Environmental Management	The site is not identified on the contaminated land or environmental management register/s.
Servicing Information	
Water	The site is serviced by a water reticulation main that runs along the middle of the Eureka Street carriageway.
Sewer	The site is serviced by a reticulated sewerage infrastructure located within the Jute Street carriageway.
Stormwater	Stormwater is currently discharged via a kerb adapter on Jute Street, towards the gulley pit within the carriageway. Stormwater infrastructure exists within the Jute Street carriageway.



Figure 2: Aerial Image of the Subject Site (Nearmap)

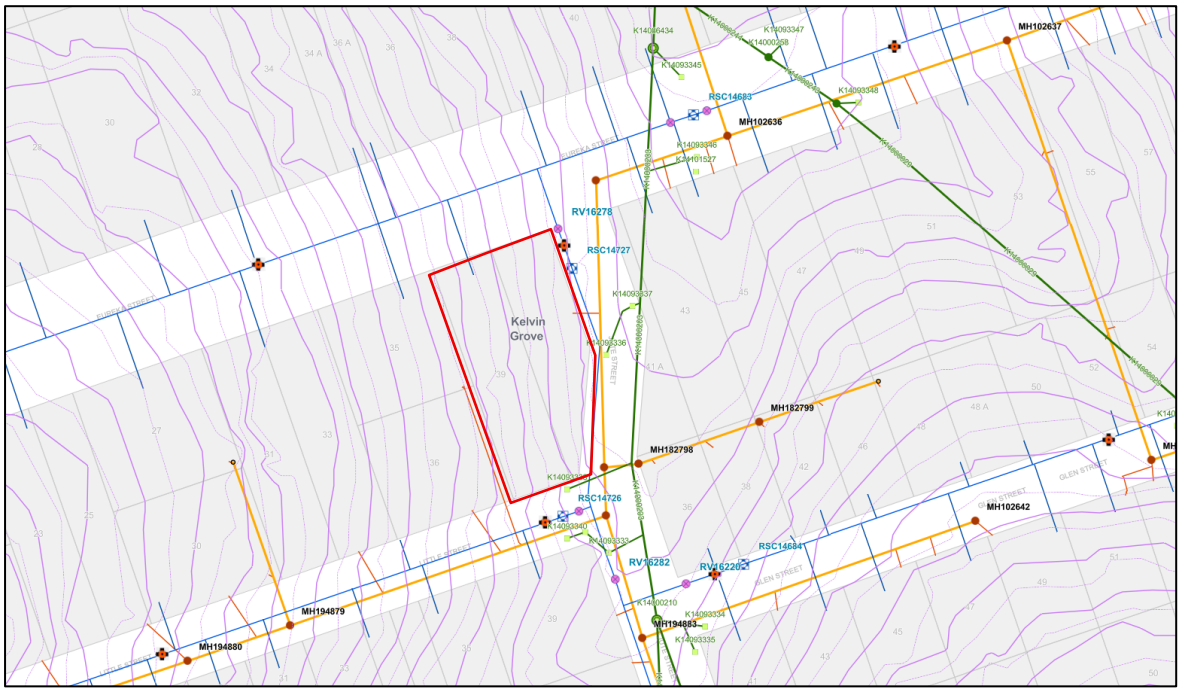


Figure 3: Subject Site Servicing (BCC Community Maps)

4.3 Site Circumstances

With regard to the planning framework, the site is within the CR2 Character (Infill housing) zone under the Brisbane City Plan 2014 (Figure 4). The subject site is located within a large pocket of land also within the CR2 Character (Infill housing) zone. The subject site is located within 250 metres of multiple commercial uses which front Kelvin Grove Road, which also consist of two bus stops (north and southbound). With regard to the context of the site, the following zones and land uses are located within the catchment of the site:

- North
  - Primarily residential uses interspersed with commercial uses within the CR2 Character (Infill housing) zone.
- South
  - Residential uses within the CR2 Character (Infill housing) zone and LMR2 Low-medium density residential (3 or 4 storey mix) zone.
- East
  - Commercial uses within the Neighbourhood Centre Zone; CR2 Character (Infill housing) zone; and LMR2 Low-medium density residential (3 or 4 storey mix) zone.
  - Residential uses within the CR2 Character (Infill housing) zone and LMR2 Low-medium density residential (3 or 4 storey mix) zone.
- West
  - Residential uses within the CR2 Character (Infill housing) zone and LMR2 Low-medium density residential (3 or 4 storey mix) zone.

Within the Planning Scheme the site is notably mapped within the Traditional Building Character (Neighbourhood Character sub-category) overlay.

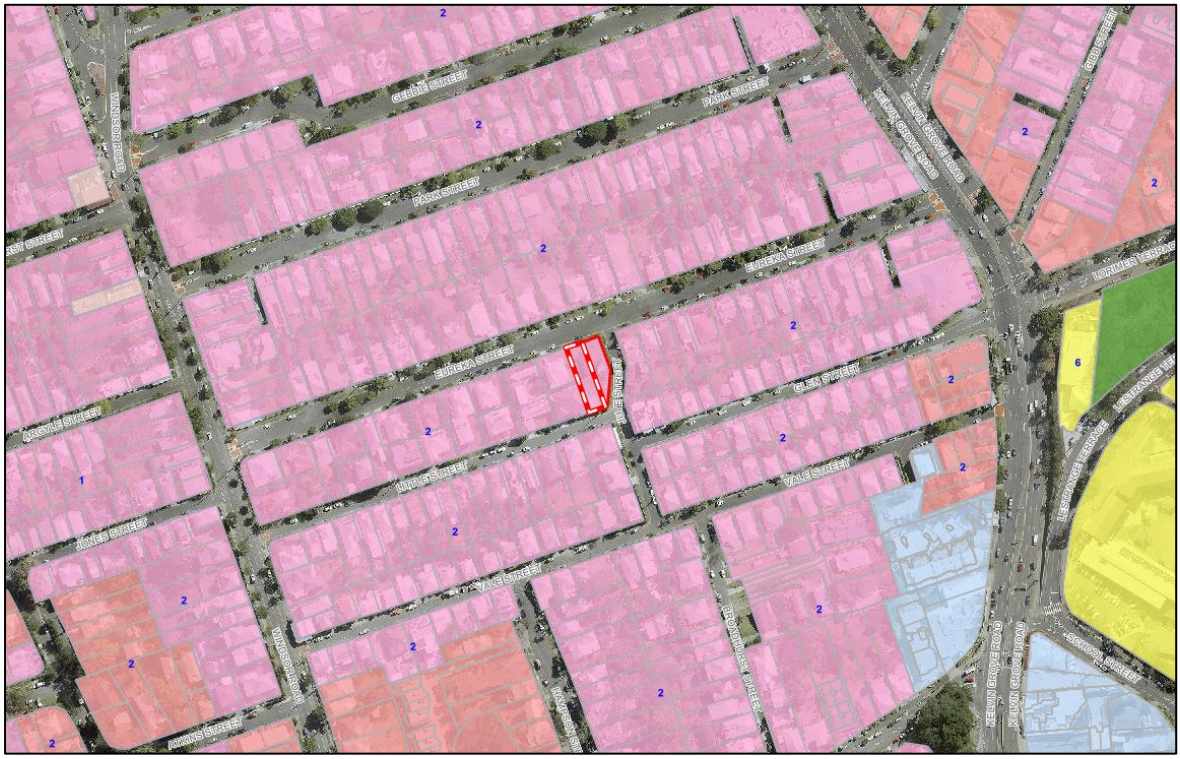


Figure 4: BCC Zone Map (BCC Plan Mapping)

5.0 Proposal Details

5.1 General Description

This application seeks approval for a Development Permit for Reconfiguring a Lot (ROL) for a boundary realignment (2 into 2 lots) to facilitate the construction of a new dwelling (refer Figure 5). Key characteristics of the development are summarised below:

Key characteristics of the development are summarised below:

Aspect	Proposal Details
Existing Lot Sizes	Lot 28: 405 square metres Lot 4: 310 square metres
Proposed Lot Sizes	Proposed Lot 1: 380 square metres Proposed Lot 2: 329 square metres
Proposed Frontages	Proposed Lot 1: Primary frontage of 17.12 metres to Eureka Street; Secondary frontage of 15.23 metres to Jute Street380 square metres Proposed Lot 2: Primary frontage of 8.54 metres to Little Street; Secondary frontage of 19.4 metres to Jute Street
Access	Proposed Lot 1: retain existing crossover to Eureka Street Proposed Lot 2: new crossover to Jute Street
Staging	No staging is proposed.

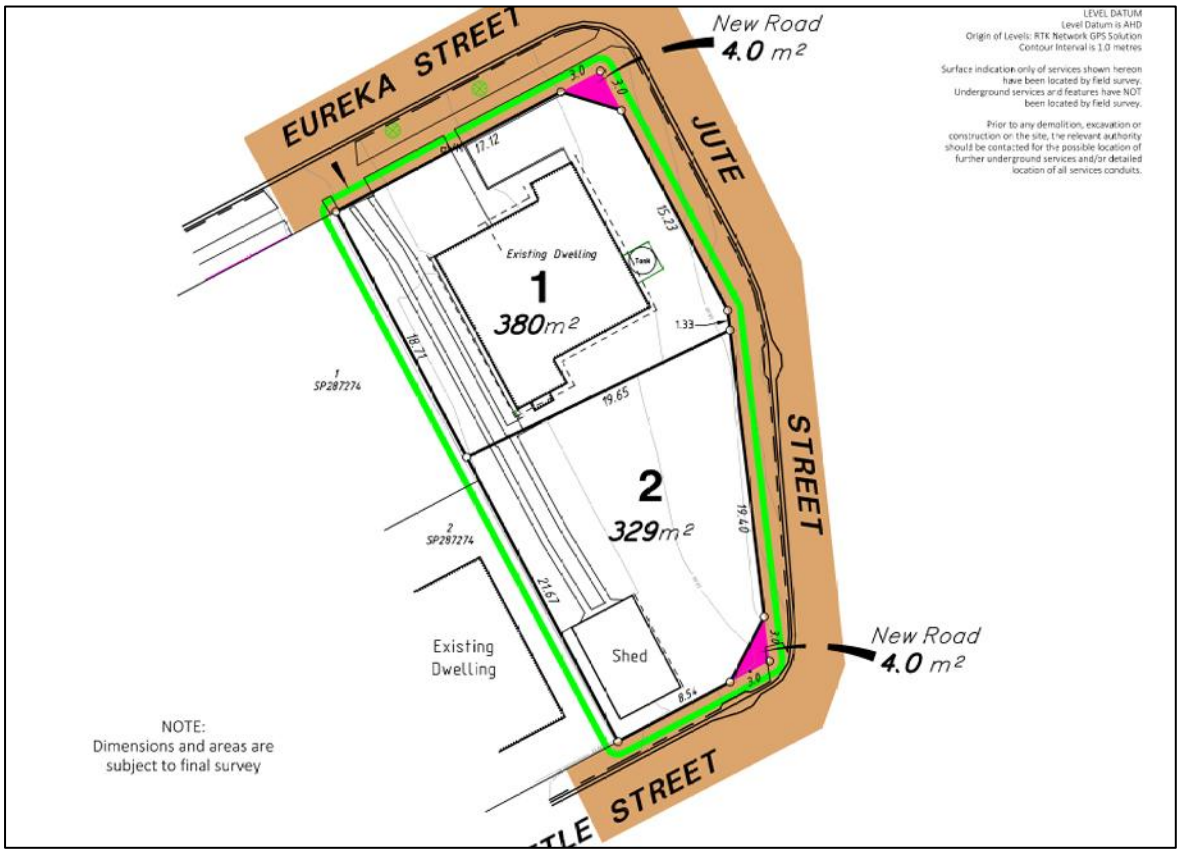


Figure 5: Excerpt of Proposed Boundary Realignment Plan (KMSurveys)

5.2 Proposal Detail & Town Planning Justification for Proposal / Design

5.2.1 Proposed Lot Sizes

The Brisbane City Plan 2014 regulates lot size through Table 9.4.10.3.B of the Subdivision Code, with this proposal specifically controlled by Part 2 which sets the parameters for small lots. The land is allocated within the Character (Infill housing) zone and precinct where the prescribed minimum lot size is 300sqm, with development rectangle dimension of 6m x 15m and a frontage of 7.5m.

As demonstrated within Figure 5, the proposed boundary realignment results in two small lots. Both proposed lots remain consistent with the expectations of Acceptable Outcome AO1 and the relevant requirements of Table 9.4.10.3.B, as demonstrated below:

- Proposed Lot 1 (Small Lot)
  - Site area of 380 square metre.
  - Minimum 6 metre x 15 metre rectangle dimension can be achieved.
  - Lot width: 17.12 – 19.65 metres
- Proposed Lot 1 (Small Lot)
  - Site area of 329 square metre; and
  - Minimum 6 metre x 15 metre rectangle dimension can be achieved.
  - Lot width: 19.65 – 8.54 metres

5.2.2 Verge Dedication

The subject site has frontage to Eureka Street, Jute Street, and Little Street, all of which are mapped within the Neighbourhood Street Minor sub-category of the Streetscape hierarchy overlay. In accordance with Table 8.2.20.3.B, the anticipated verge width for a Neighbourhood Street minor is 3.75 metres or 4.25 metres for new roads.

The subject proposal is limited to a boundary realignment which will allow the future construction of a new dwelling house, rather than higher intensity residential outcome. Therefore, the intensity of development is relatively limited. It is considered that the existing verge width of 3.5 metres (Eureka Street), 3.2 metres (Jute Street), and 2.25 metres (Little Street) is sufficient for suburban pedestrian movement within the street. The subject site fronts street with existing vegetation located which provides subtropical street planting within this section of the street and consequently additional street trees do not appear to be required. The existing width is also sufficient for pedestrians to pass around rubbish bins on collection day. High levels of pedestrian movement along the site's frontages is not expected. The proposed development provides a verge width which is consistent with the prevailing verge width of the locality (refer Figure 6).

The existing verge width to two of the frontages currently exceeds the minimum standard verge width of 2.5 metres specified within Section 3.7.3.2 of the Infrastructure Design Planning Scheme Policy. As such, it is considered that the current verge widths are suitable and functional.

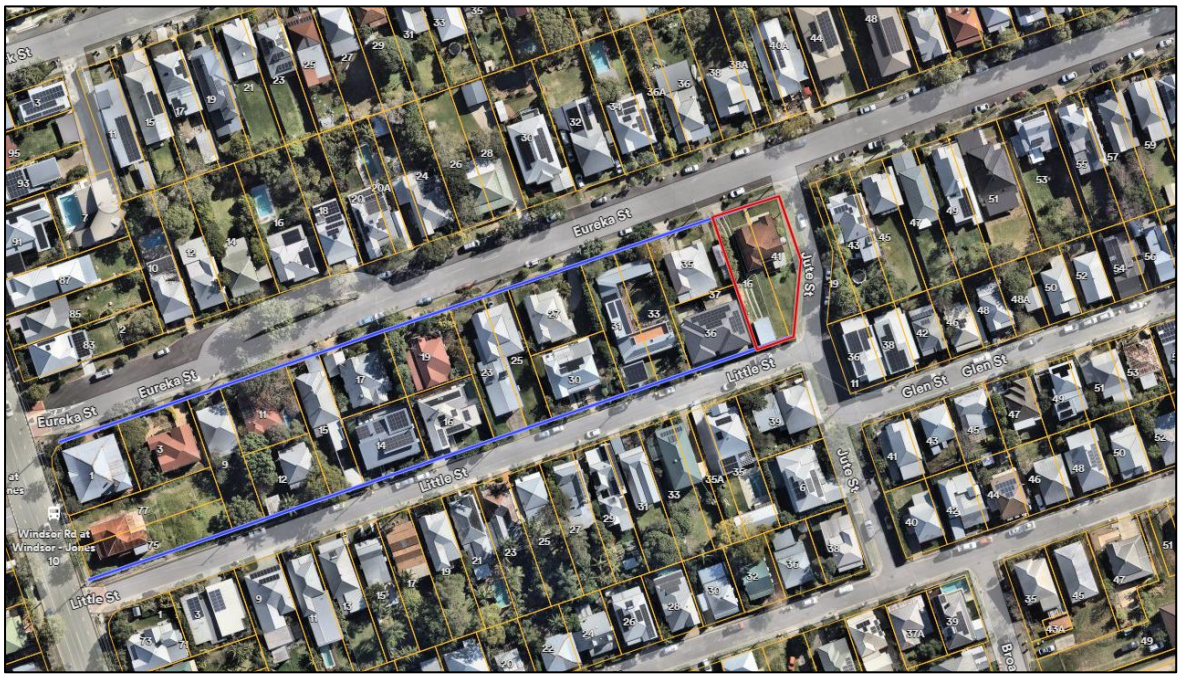


Figure 6: Aerial Image of the Locality Demonstrating No Additional Verge Dedication (Nearmap)

5.2.3 Vehicle Access

The Road Hierarchy Overlay within the Brisbane City Plan 2014 allocates Eureka Street and Jute Street as a neighbourhood road. The crossover to Eureka Street (access for proposed lot 1) is currently existing and will be retained. Proposed Lot 2 shall likely gain access via a new crossover to Jute Street, however with the location of this crossover to be determined in association with the construction of a future dwelling. The proposed access arrangements are considered to be consistent with the expectations of Acceptable Outcome AO3 of the Subdivision Code and the requirements of the Transport, Access, Parking and Servicing PSP.

5.2.4 Refuse

Kerbside collection of mobile garbage bins is proposed. Mobile garbage bins shall be placed within the verge, forward of each respective lot.

5.2.5 Partial Demolition – Traditional Building Character Overlay

The proposal will result in the removal of domestic outbuildings to facilitate the proposed reconfiguration. In accordance with Table 5.3.4.1 of City Plan 2014, the proposed works are prescribed accepted development on the basis that the structure subject to removal is a free-standing outbuilding of post-1946 construction, thus the proposal at hand will not require a separate Development Permit for Building Works. The below image (Figure 7) assists in depicting the location and nature of the building elements to be removed under Prescribed Accepted Development.



Figure 7: Domestic Outbuilding to be Removed (Google Streetview)

5.3 Technical and Specialist Assessment

The proposed development will involve works and other outcomes which require technical assessment. Technical reports which have been prepared to accompany this development application are summarised below.

5.3.1 Civil Engineering Assessment

Water

Proposed Lot 1 is serviced by a water reticulation main that runs along the middle of the Eureka Street carriageway (existing connection). Proposed Lot 2 shall connect into a water reticulation main within the Little Street carriageway (proposed connection).

Sewer

Proposed Lot 1 is serviced by a reticulated sewerage infrastructure located within the Jute Street carriageway (existing connection). Proposed Lot 2 shall connect into a reticulated sewer main within the Jute Street carriageway (proposed connection).

Refer to the accompanying Civil Code Compliance Report prepared by Milanovic Neale Consulting Engineers for additional information.

5.3.2 Stormwater Management Plan

Major and minor flows for each lot are to be discharged to kerb and channel, no stormwater quantity management measures are proposed in accordance with the Brisbane City Council Infrastructure Design Planning Scheme Policy. Stormwater for both lots shall be discharged via kerb adapter to Jute Street (refer Figure 8).

Refer to the accompanying Civil Code Compliance Report prepared by Milanovic Neale Consulting Engineers for additional information.

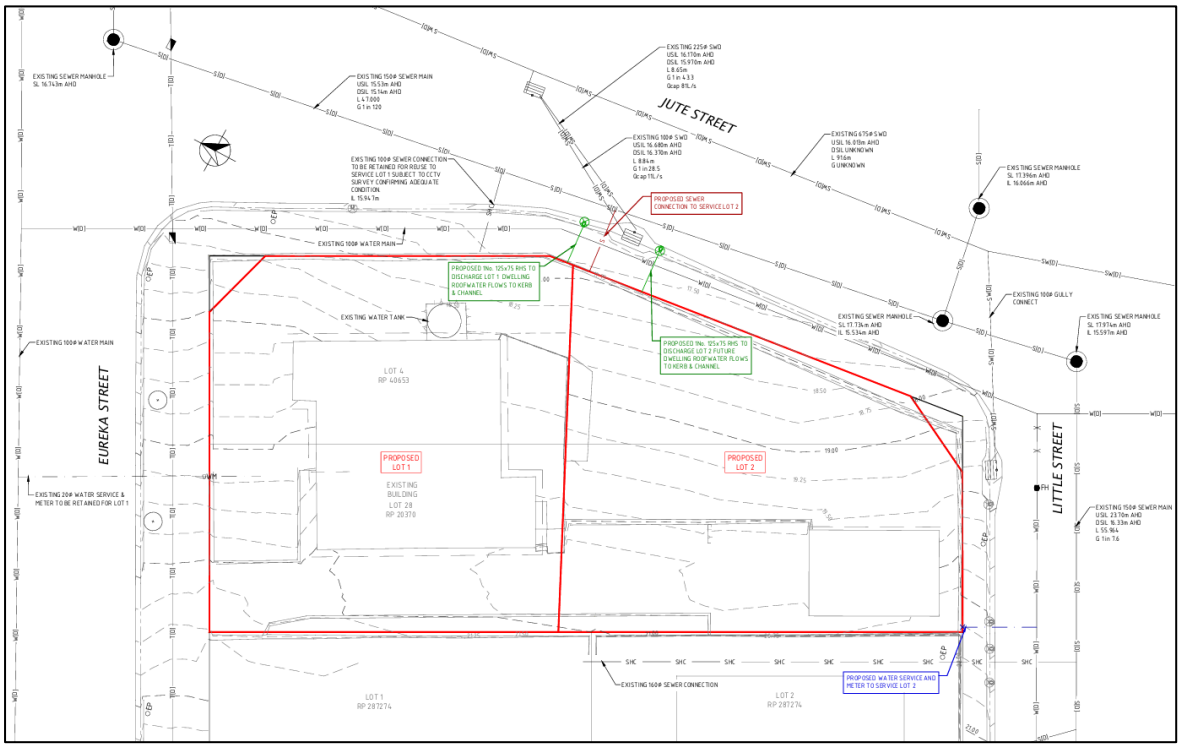


Figure 8: Preliminary Civil Serving Layout Plan (MNCE)

5.4 Staging

No staging is proposed as part of the proposal.

5.5 Infrastructure Charges

In accordance with the Brisbane Adopted Infrastructure Charges Resolution (No. 15) 2026, infrastructure charges are to be imposed in the following manner. The below charges and credits relate to those to be imposed by Brisbane City Council and their associated distributor-retailer, Urban Utilities.

Credits for Existing or Previous Uses:

Credit use	Credit unit	Total value per demand unit	Number of credit units	Value of Credit
Residential Lot	Per Lot	36,670.70	2	73,341.40
			Total Credit:	**$73,341.40**

Demand Charges:

Demand use	Demand unit	Total value per demand unit	Number of demand units	Demand Value
Residential Lot	Per Lot	36,670.70	2	73,341.40
			Gross Charge:	**$73,341.40**
			Credits:	**$73,341.40**
			Net Charge:	**$0**

Trunk Infrastructure / Offsets

The proposed development does not involve the construction or dedication of trunk works and is consequently not subject to an Infrastructure Charge Offset.

5.6 Approval Requirements

In accordance with Section 85 of the Planning Act 2016, a Currency Period of 4 years is requested for the Reconfiguring of a Lot applied for.

6.0 Legislative Framework

6.1 Purpose of the Planning Act 2016

The Planning Act 2016 identifies a Purpose of achieving Ecological Sustainability. In accordance with Section 5 of the Planning Act 2016, an entity that performs a function under the Act must perform the function in a way that advances the purpose of the Act. Further Section 4 of the Act outlines the system to facilitate the achievement of ecological sustainability to include:

- State Planning Policies;
- Regional Plans;
- Planning Schemes;
- Temporary Local Planning Instruments;
- Planning Scheme Policies; and
- The Development Assessment System.

The manner in which the proposal responds to each of these items, and consequently furthers the Purpose of the Act, can be seen within the following sections of this report.

6.2 Development Assessment System

The Development Application is categorised as Impact Assessment and as such will be assessed in accordance with Section 45 (5) of the Planning Act 2016.

Parts 1, 3, 4 and 5 of the Development Assessment Rules are consequently applicable to this development application. Of note, the Applicant does not choose to opt out of receiving an Information Request and consequently the decision as to whether to issue an Information Request is left at the discretion of the Council.

6.3 State Planning Instruments

6.3.1 State Planning Policies

The State Planning Policy is a State Planning Instrument outlining matters of State Interest. In accordance with the Planning Act 2016, a Local Government in assessing a development application must give consideration to any relevant components of the State Planning Policy if the Planning Scheme has not yet appropriately integrated the relevant State Interest Policies. Section 2.1 of the City Plan indicates that all state interests are either appropriately integrated in the planning scheme or not relevant to Brisbane, except for:

- State interest – Natural hazards, risk and resilience; and
- State interest – Strategic airports and aviation facilities

As the above state interests are not relevant to the proposed works or subject site, the proposal has appropriately responded to the State Planning Policy.

6.3.2 Regional Plan

The subject site is contained in the Urban Footprint within the *South East Queensland Regional Plan*. The intent of the Urban Footprint is to accommodate a range of urban uses in the forms of housing, industry, businesses, infrastructure, community facilities and urban open space. The proposal is for Reconfiguring a Lot (Boundary Realignment), thus the application is consistent with the intentions of the Urban Footprint.

6.4 Local Planning Instruments

6.4.1 City Plan 2014

The site is contained within the Brisbane City Council Local Government Area and is assessable under the Local Government's Planning Scheme, City Plan 2014.

6.4.2 Strategic Framework

Part 3, Strategic Framework, of City Plan 2014 sets the policy directions for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme. Part 3, Strategic Framework, of City Plan 2014 sets the policy directions for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.

The Strategic Framework identifies a Strategic Intent and specifies 5 Themes which reflect the policy intent. Different parts of the Strategic Intent and different Elements of the Themes are identified within the Planning Scheme to be applicable to different types of development applications. Triggers with respect to the applicable Elements of themes are linked to the Zone in which the site is located and the applicable Overlays. For this proposal the following Elements are triggered:

- Brisbane's industrial economy
- Brisbane's identity
- Brisbane's housing and accommodation choices
- Brisbane's healthy and safe communities
- Brisbane's transport infrastructure networks
- Brisbane's other infrastructure networks
- Brisbane's coordinated infrastructure planning and delivery
- Brisbane's City Centre
- Brisbane's Major Industry Areas
- Brisbane's Suburban Living Areas
- Brisbane's Greenspace System.

A detailed assessment against the above Elements can be found within Appendix A of this report. The proposal is consistent with and does not compromise the Strategic Framework or the relevant Elements of the Themes.

6.4.3 Category of Assessment

The proposed development is categorised as Impact Assessment in accordance with Part 5.6.1 of the City Plan 2014, attributed by the proposed development not meeting the minimum lot size specified within the Subdivision code (section 9.4.10).

City Plan 2014 is structured such that an Overlay can alter the Category of Assessment to which a Development Application is subject to. Applicable Overlays and the associated Category of Assessment is as follows:

Overlay	Level of Assessment in accordance with Part 5.10	Assessment Benchmarks
Airport Environs Overlay	No Change	Not Applicable
Community Purposes Network Overlay	No Change	Not Applicable
Critical Infrastructure and Movement Network Overlay	No Change	Not Applicable
Dwelling House Character Overlay	No Change	Not Applicable
Potential and Actual Acid Sulfate Soils Overlay	No Change	Not Applicable
Road Hierarchy Overlay	No Change	Road Hierarchy Overlay Code
Streetscape Hierarchy Overlay	No Change	Streetscape Hierarchy Overlay Code
Traditional Building Character Overlay	No Change	Not Applicable

The highest category of assessment afforded to the proposal is Impact Assessment and as such the proposal will be assessed in accordance with the Impact Assessment procedures of Section 45 (5) of the Planning Act 2016.

In accordance with Section 45 (5) of the Act this Impact Assessable development application must be assessed against the assessment benchmarks and having regard to any matters prescribed by regulation or having regard to any other relevant matters such as planning need or the current relevance of the assessment benchmarks in light of changed circumstances.

6.5 General Assessment Provisions

The proposal has been assessed against Version 37/2026 of the Brisbane City Plan 2014 (effective 18 September 2026).

Zones

The Character Residential CR2 zone is intended to provide for low density suburban and inner-city living through development of 1 or 2 storey dwelling houses, dual occupancy uses and low rise multiple dwellings. New housing is subject to a number of design criteria and is intended to complement the character of pre-1946 housing.

The proposal is considered to further the intent for this zone and is in accordance with the overall outcomes of the Character Residential CR2 zone. A response to the particular elements of the Character Residential CR2 zone is set out below:

The proposal is in accordance with the overall outcomes of the Character Residential zone.

Character residential zone code	
Overall Outcome	**Proposal**
Zone role overall outcomes	
(a) Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: (i) Theme 2: Brisbane's outstanding lifestyle, Element 2.1 – Brisbane's identity and Element 2.2 – Brisbane's housing and accommodation choices; (ii) Theme 5: Brisbane's CityShape and Element 5.5 – Brisbane's Suburban Living Areas.	**Complies** The proposed development is for a boundary realignment to allow for the construction of a new dwelling house thus further the intent of the Character Residential CR2 zone.
Development location and uses overall outcomes	
(a) Development provides for low density suburban and inner-city living through the development of predominantly 1 or 2 storey dwelling houses comprising primarily of existing houses built in 1946 or before and infill housing that incorporates any housing built in 1946 or before in the development.	**Complies** The proposed development is for a boundary realignment to allow for the construction of a new dwelling house with a maximum of 2 storeys. The proposed development also retains the existing pre-1946 core dwelling.
(b) Development in the Character zone precinct provides for low density suburban and inner-city living through: (i) 1 or 2 storey dwelling houses to predominate over other types of development; (ii) a low density and intact suburban identity to be maintained in which multiple dwellings and dual occupancy are not accommodated.	**Not Applicable** The subject site is not contained within the character zone precinct.
(c) Development in the Infill housing zone precinct facilitates a mix of existing dwelling houses and new housing choices including dual occupancy, 2 storey low rise multiple dwellings such as row houses at a house scale, rooming accommodation, residential care facilities and retirement facilities which: (i) comply with the site density, building height, number of storeys and setback requirements of the Traditional building character (design) overlay code and the Multiple dwelling code; (ii) are sensitively integrated with and located between or behind existing dwelling houses built in 1946 or before and on appropriately sized lots; (iii) provide housing diversity that offers choice to different household types and individuals to suit residents through life-cycle stages, in the inner city and well-located parts of the city.	**Complies** The proposed development is for a boundary realignment to allow for the construction of a new dwelling house on a site with an existing dwelling which will be retained on its own lot.
(d) Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking,	**Complies** The proposed development is for a boundary realignment which will result in the construction of a new

Character residential zone code	
Overall Outcome	**Proposal**
servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.	dwelling. It is expected that the proposed development shall reflect and support a high level of residential amenity expected within the low density residential environments.
(e) Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.	**Not Applicable** The proposed development is not required to have an active frontage.
(f) Development for a commercial character building activities use on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	**Not Applicable** The proposed development does not include a commercial character building.
(g) Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to: (i) have a gross floor area of less than 250m^2; (ii) serve local residents' day-to-day needs; (iii) not undermine the viability of a nearby centre.	**Not Applicable** The proposed development does not include a non-residential use.
(h) Development which would result in the co-location of new non-residential uses only occurs along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.	**Not Applicable** The proposed development does not include a non-residential use.
(i) Development for a home-based business may only operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	**Not Applicable** The proposed development does not include a home-based business.
(j) Development for any other non-residential use serve a local community facility need only, such as a child care centre or substation, and is compatible with and integrates with the built form intent of the Character residential zone.	**Not Applicable** The proposed development does not include a non-residential use.
(k) Development for rooming accommodation accommodates 5 persons or less.	**Not Applicable** The proposed development does not include rooming accommodation.
Development form overall outcomes	
(a) Development occurs on an appropriately sized and configured lot and is of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas.	**Complies** The proposed boundary realignment results in appropriately sized and configured lots which will allow the future dwelling to incorporate subtropical design principles.
(b) Development for a residential building is of a height, bulk, scale and form, materials and detailing which is compatible with the traditional building	**Complies** The proposed boundary realignment results in appropriately sized and configured lots which will allow a suitably sized future dwelling.

Character residential zone code	
Overall Outcome	**Proposal**
character of the Character residential zone and consists of buildings of 1 or 2 storeys in height.	
(c) Development protects and retains buildings built in 1946 or before on land within the Traditional building character overlay in accordance with the Traditional building character (demolition) overlay code.	**Complies** The existing pre-1947 dwelling shall be retained as a result of the proposed development.
(d) Development provides that a new building or extension of a building reflects and complements the city's traditional building character of housing built in 1946 or before prevalent within the Traditional building character overlay in accordance with the Traditional building character (design) overlay code.	**Not Applicable** The proposed development does not include a new building or extension.
(e) Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings, by maintaining access to sunlight, daylight and privacy.	**Complies** The resultant lots are sufficiently sized to contain a dwelling house which can accommodate subtropical design principles.
(f) Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that: (i) maximises the retention of backyard spaces as private landscaped space; (ii) avoids overbearing development involving bulk or setbacks which are inconsistent with the character of a dwelling house on adjoining lots.	**Not Applicable** The proposed development does not include a new dwelling or an increase in gross floor area of the existing dwelling.
(g) 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.	**Complies** The proposed development is responsive to land constraints. No overland constraints affect the subject site.

The proposal is in accordance with the overall outcomes of the Infill housing zone precinct.

Character residential zone code – Infill housing zone precinct	
Overall Outcome	**Proposal**
Infill housing zone precinct overall outcomes	
(a) Development retains a dwelling house built in 1946 or before.	**Complies** The proposed development retains the existing pre-1947 dwelling.
(b) Development provides that a new dwelling house, dual occupancy or multiple dwelling: (i) is no more than 2 storeys in height; (ii) is located between or behind dwelling houses built in 1946 or before on an appropriately sized and configured vacant lot; (iii) is compatible in scale and design with existing dwellings built in 1946 or before;	**Not Applicable** The proposed development does not include a new dwelling. The proposed development is for a boundary realignment to create a usable lot for the purpose of a new dwelling house.

Character residential zone code – Infill housing zone precinct	
Overall Outcome	**Proposal**
(iv) reinforces the traditional building character of the Infill housing zone precinct.	
(c) Development achieves a maximum dwelling yield of one dwelling per 300m^2 of site area.	**Complies** The proposed development complies with maximum dwelling yield.
(d) 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) is consistent with the predominant traditional building character and amenity expectations of residents in the Infill housing zone precinct; (ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan.	**Not Applicable** Alternative housing types are not proposed. The proposed development is for a boundary realignment to create a usable lot for the purpose of a new dwelling house.
(e) Development for 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 residential environment comprising 1 or 2 storey dwelling houses; (ii) suited to smaller lot sizes.	**Not Applicable** The proposed development is for a boundary realignment to create a usable lot for the purpose of a new dwelling house.
(f) Development is compatible in scale with adjoining dwelling houses, both within or adjoining the Infill housing zone precinct, in order to maintain an appropriate level of amenity and privacy to an adjoining dwelling.	**Complies** The proposed development is for a boundary realignment to create a usable lot for the purpose of a new dwelling house. The new dwelling house will be the subject of a future application.
(g) 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.	**Complies** The proposed development is for a boundary realignment to create a usable lot for the purpose of a new dwelling house. The new dwelling house will be the subject of a future application.
(h) Development provides quality private and communal open spaces and landscaping, including deep planting, that reinforce the house-compatible scale of buildings, provide breathing spaces and outdoor activity areas and encourage outdoor living.	**Complies** The proposed development is for a boundary realignment to create a usable lot for the purpose of a new dwelling house. The new dwelling house will be the subject of a future application.
(i) Development provides for a building to address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking not forming a dominant element in the streetscape) in order to reinforce the traditional setting and provide surveillance and encourage activation of parks and streets.	**Complies** The proposed development is for a boundary realignment to create a usable lot for the purpose of a new dwelling house. The new dwelling house will be the subject of a future application.

Character residential zone code – Infill housing zone precinct	
Overall Outcome	**Proposal**
(j) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.	**Not Applicable** The subject site does not adjoin a non-residential zone.
(k) Development provides for a residential dwelling on a site which 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.	**Not Applicable** The subject site does not front a heavily trafficked road.

Neighbourhood Plans

The site is contained within the Ithaca District Neighbourhood Plan Code area. An assessment against the relevant provisions of this Neighbourhood Plan can be found within Appendix B of this report.

Development Codes

The following Development Codes are triggered and are assessed:

Provision	Response Location
Development Codes	
Subdivision Code	Town Planning Report – Appendix B
Prescribed Secondary Codes (Part 5, Table 5.3.5.1 of City Plan 2014)	
Filling and Excavation Code	Town Planning Report – Appendix B
Infrastructure Design Code	Civil Code Compliance Report
Landscape Work Code	Town Planning Report – Appendix B
Outdoor Lighting Code	Town Planning Report – Appendix B
Park Planning and Design Code	Town Planning Report – Appendix B
Stormwater Code	Civil Code Compliance Report
Transport, Access Parking and Servicing Code	Town Planning Report – Appendix B
Wastewater Code	Town Planning Report – Appendix B

Overlay Codes

The following Overlays have been identified as applicable to the site and are addressed in Appendix B where identified as applicable to the proposed development in Assessment criteria Column of Section 5.10 of City Plan 2014.

- Airport Environs Overlay
- Community Purposes Network Overlay
- Critical Infrastructure and Movement Network Overlay
- Dwelling House Character Overlay
- Potential and Actual Acid Sulfate Soils Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay
- Traditional Building Character Overlay.

Planning Scheme Policies

Further the following Planning Scheme Policies have been considered and do not require assessment as part of this application.

6.6 Local Laws

A separate residential driveway permit will be applied for subsequent to the approval of the subject application.

No other known Local Laws are considered to be applicable to this application.

6.7 Referral Agencies

A review of the State Government's Development Assessment Mapping System (DAMS) and Planning Regulation 2017 does not indicate that the site or nature of development is subject to referral (refer Figure 9).

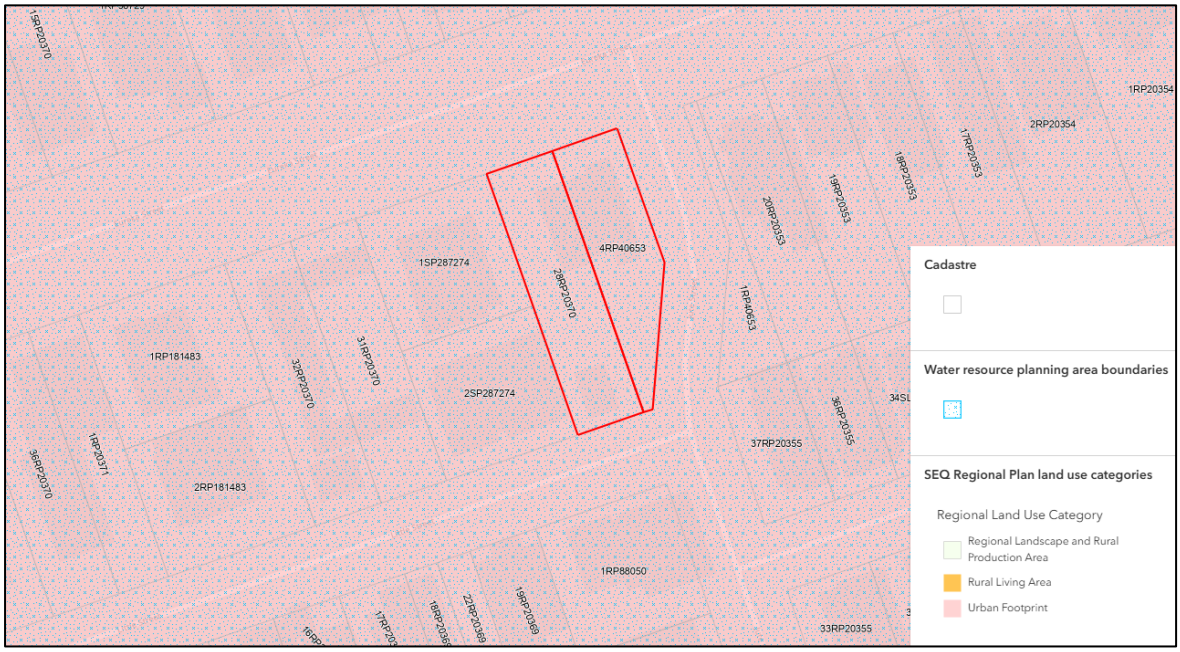


Figure 9: Development Assessment Mapping System Layers (State of Queensland)

7.0 Relevant Matters

Section 45(5) of the Planning Act states that the assessment manager conducting an assessment of an impact assessable development must have regard to relevant assessment benchmarks. The assessment manager may also have regard to other relevant matters.

The proposed changes are considered an appropriate outcome for the site and should be approved for the reasons outlined as follows:

- The proposed lot sizes and dimensions are consistent with the expectations of the Character (Infill Housing) Zone and the requirements of the Subdivision Code.
- The resultant lots are sufficient for dwellings to incorporates subtropical design principles and extensive landscaping.

- The proposed development involves the realignment of boundaries between existing lots and does not result in the creation of any additional lots. Rather, the proposal seeks to improve the configuration, dimensions and functionality of the existing lots to facilitate more efficient and practical use.
- The proposed development provides increased opportunity for housing within Brisbane's established urban areas as sought by Brisbane's Sustainable Growth Strategy.

8.0 Reasons for Approval

The proposed development is considered to be an appropriate outcome for the subject site and locality, as such it is requested that the proposed development be put forward for approval on the following basis:

- The proposed lot sizes and dimensions are consistent with the expectations of the Character (Infill Housing) Zone and the requirements of the Subdivision Code.
- All proposed lots are capable of being appropriately serviced by reticulated water and sewer by providing connection to the established network.
- Each of the proposed lots is capable of managing stormwater in accordance with the expectations of the Infrastructure Design Planning scheme Policy

9.0 Conclusions and Recommendations

This Town Planning Report has been prepared by Urban Strategies Pty Ltd on behalf of Julie Alandee Pty Ltd ATF G&G No 3 Trust (the applicant and landowner), in association with a Development Application over land at 39 and 39A Eureka Street, Kelvin Grove QLD 4059, formally described as Lot 28 on RP20370 and Lot 4 on RP40653.

Specifically, this development application is seeking approval for a Development Permit for a Reconfiguring a Lot for a boundary realignment (2 into 2 lots).

The proposal is consequently considered an appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant Assessment Benchmarks, it is therefore recommended to the Council to be approved subject to reasonable and relevant conditions.

Urban Strategies Pty Ltd
November 2026

APPENDIX A – Detailed Assessment of Strategic Framework

Theme 1: Brisbane's globally competitive economy

Element 1.2 - Brisbane's industrial economy

This element and theme is triggered due to the Airport Environs Overlay Code, however, is considered to have limited relevance to the proposal at hand. The development shall have no impact on the operation of the airport, port or industrial areas of Brisbane.

Theme 2: Brisbane's outstanding lifestyle

Element 2.1 - Brisbane's identity

Table 3.4.2.1— Brisbane's identity		
Specific outcomes	**Land use strategies**	**Proposal**
Sense of place		
SO1 Brisbane has a strong urban legibility.	**L1.1** World-leading design standards guide new iconic developments on selected City Centre sites.	**Not Applicable** The subject site is not located within the Brisbane City Centre.
	L1.2 Larger buildings are planned for and deliberately located to enable the design and function of such buildings to contribute positively to Brisbane's natural and built form legibility.	**Not Applicable** The development is not considered a larger building, however, shall make a positive contribution to the locality.
	L1.3 Public realm design, building setbacks, vegetation and landscaping contribute positively to Brisbane's natural and built form and legibility.	**Complies** The design of the development, including presentation to the street frontage, setbacks and landscaping shall contribute positively to the locality.
SO2 Brisbane has a clear identity as a subtropical river city.	**L2.1** Development protects and enhances the recreational and cultural values of the Brisbane River.	**Not Applicable** The subject site is not within the vicinity of the Brisbane River.
	L2.2	**Not Applicable**

Table 3.4.2.1— Brisbane's identity		
Specific outcomes	**Land use strategies**	**Proposal**
	Development design includes and protects visual and physical connections to the river and waterways, integrating internal and external spaces.	The subject site is not within the vicinity of the Brisbane River or waterways.
	L2.3 In the City Centre, priority is given to access to the river for pedestrians through building design, attractive streetscapes, public spaces and arcades as well as pedestrian and cycle river crossings.	**Not Applicable** The subject site is not located within the Brisbane City Centre.
SO3 Brisbane is experienced as a series of varied, distinctly separate neighbourhoods.	**L3.1** Distinct urban neighbourhoods are identified and described, and land use and built form tailored accordingly.	**Complies** Kelvin Grove has a distinct identity, and the proposed built form is considered reflect the established and emerging character.
	L3.2 Development in activity centres and Growth Nodes on Selected Transport Corridors is carefully designed to create identifiable urban precincts.	**Not Applicable** The subject site is not identified as being within a growth node on a selected transport corridor.
	L3.3 Features currently contributing to a community's sense of place are identified, protected and reinforced.	**Complies** The development is consistent with the intents for the street and is therefore considered to contribute to the sense of place for the locality.
SO4 Brisbane's urban public realm contributes to the legibility, identity and sense of place of local communities.	**L4.1** The public domain in centres and Growth Nodes on Selected Transport Corridors is attractive being well planned, well designed and well landscaped.	**Not Applicable** The subject site is not identified as being within a growth node on a selected transport corridor.
	L4.2 Development in centres and Growth Nodes on Selected Transport Corridors contributes to well integrated and contextually appropriate public art and community expression in local public domain, streetscapes and buildings.	**Not Applicable** The subject site is not identified as being within a growth node on a selected transport corridor.

Table 3.4.2.1— Brisbane's identity		
Specific outcomes	**Land use strategies**	**Proposal**
	L4.3 Development of Future Suburban Living Areas supports the emergence of an identifiable local character.	**Not Applicable** The subject site is not located in a Future Suburban Living Area.
	L4.4 Key civic spaces are identified and protected, maintained and enhanced via overlays.	**Not Applicable** The subject site is not located in a key civic space.
SO5 Brisbane's development and infrastructure strengthens local identity.	**L5.1** Development responds to and reinforces locally distinctive design, landscape, heritage, social values, patterns of development and culture.	**Complies** The development is reflective of established and emerging designs in the locality, ensuring it shall contribute to a cohesive streetscape.
	L5.2 Infrastructure is carefully designed to contribute to sense of place and protect local attributes, values and features.	**Not Applicable** The development does not specifically involve infrastructure.
SO6 Brisbane's scenic assets, important cultural landscapes and urban views which contribute to the city's distinctive character are protected and made more accessible.	**L6.1** Views of Brisbane's important landscapes as seen from key public vantage points are identified and protected.	**Complies** The proposal does not impede views of Brisbane's important landscapes.
	L6.2 Universal access is provided to public vantage points, including key sites on the Brisbane River, the foreshores and high points.	**Not Applicable** The subject site is not within close proximity of Brisbane River, the foreshores and high points.
	L6.3 Iconic vistas are identified and protected, maintained and enhanced via overlays.	**Complies** The proposal does not impede views of iconic vistas.
Subtropical urban design		
SO7 Brisbane's subtropical design of development and spaces creates a point of difference and distinguishes the city from other capital cities.	**L7** The siting, orientation and design of development and public spaces promotes subtropical urban design.	**Complies** The development has balconies on all elevations and maximises access to natural light and breezes.

Table 3.4.2.1— Brisbane's identity		
Specific outcomes	**Land use strategies**	**Proposal**
SO8 Brisbane's backyards contribute strongly to local character by providing green landscapes in urban areas.	**L8** Development in low density areas of Suburban Living Areas predominantly maintains a block pattern that accommodates backyards and large trees.	**Complies** The proposed development maintains a block pattern that accommodates backyards and large trees.
SO9 Brisbane's subtropical character is accentuated by urban design where development supports outdoor living and subtropical planting that reduce urban heat island effects.	**L9.1** Deep planting is incorporated as a feature into higher density development.	**Not Applicable** Deep planting is not required for the proposed development.
	L9.2 Development provides landscaping and maintains vegetation to provide natural shade to mitigate heat island impacts and create comfortable pedestrian environments.	**Not Applicable** The proposed development is for a boundary realignment.
	L9.3 Development is encouraged to incorporate best-practice landscaping solutions.	**Not Applicable** The proposed development is for a boundary realignment.
SO10 Brisbane's transport routes are highly shaded to promote active travel between local destinations and provide major roads with clearly identifiable markers for travel throughout the city.	**L10.1** Neighbourhood plans and the city-wide streetscape hierarchy identify subtropical boulevards and a network hierarchy of street types, where development provides greater numbers of street trees along identified transport and activity routes.	**Complies** The frontage of the subject site is identified as a Neighbourhood Street (minor) and streetscape works shall be undertaken in line with the relevant requirements.
	L10.2 Development and transport infrastructure creates continuous, well-shaded, green routes along identified major roads.	**Not Applicable** The subject site does not border any major roads.
SO11 Brisbane's public infrastructure and parks reinforce a subtropical landscape.	**L11.1** Public infrastructure is designed to respond to a subtropical climate and incorporates landscaping, shade and water management features.	**Not Applicable** No public infrastructure is to be provided in this development.

Table 3.4.2.1— Brisbane's identity		
Specific outcomes	**Land use strategies**	**Proposal**
	L11.2 Parks, including urban commons, are provided in centres and Growth Nodes on Selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas and are appropriately designed and detailed to function as an 'outdoor living room' for surrounding residents and workers.	**Not Applicable** The subject site does not include a park.
Urban design and architecture		
SO12 The urban design of Brisbane's development is cognisant of the role and function of the individual area in which it is located and reinforces or reinterprets the character of that area.	**L12** The design of development in centres and Growth Nodes on Selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas contributes positively to the desired or emerging character, sustainability, health and wellbeing, legibility and local context of the neighbourhood.	**Complies** The development is in line with the intended character of the locality.
SO13 Brisbane's development forms a positive part of the city's legacy and enhances a site's value, the public domain and the city.	**L13** Buildings and public spaces exhibit design excellence in form, function and detailing, and enhance the city through the creation of high-quality, contemporary and well-articulated subtropical urban streetscapes.	**Not Applicable** The proposed development is for a boundary realignment.
SO14 Brisbane's urban environments, public domains and movement systems are well located, well connected, permeable and legible.	**L14.1** The road hierarchy, streetscape hierarchy and bicycle network determines the distribution and type of public spaces and pedestrian and cycle connections between destinations and public transport stops.	**Complies** The proposed development provides verge works where required.
	L14.2 Provision of open space is appropriate to the scale and function of the area and is integrated with the urban structure.	**Not Applicable** The proposal does not include open space.
SO15	**L15**	**Complies**

Table 3.4.2.1— Brisbane's identity		
Specific outcomes	**Land use strategies**	**Proposal**
Brisbane has a high level of land use and movement network connectivity within centres and Growth Nodes on Selected Transport Corridors.	Precinct, street and building design: (a) provides a high level of connectivity and accessibility for pedestrians, public transport, business and services; (b) provides direct, convenient, comfortable, safe and equitable pedestrian and cycle routes between public transport stops, centres, key destinations and adjoining neighbourhoods; (c) provides fine-grain pedestrian, cycle and mobility aid permeability, including privately owned and publicly accessible arcades; (d) integrates with Brisbane's traditional grid street layout and includes signage and clear sightlines.	The subject site is located in an existing grid street layout.
SO16 Brisbane's smaller civic spaces on development sites and local streets merge to optimise local public domain needs.	**L16** Streetscape hierarchies identify circumstances where arcades, building and corner setbacks and widened footpath areas can contribute to the creation of small, fine-grain open spaces.	**Complies** Streetscape works shall be undertaken in line with the relevant requirements.
SO17 Brisbane's urban environment contributes to an outstanding lifestyle for the city.	**L17** The public domain, public places and development offer people a range of opportunities and experiences to live, work and play in their local neighbourhood and provide an urban environment which: (a) creates high-quality, legible, useable and durable spaces; (b) incorporates opportunities for relaxing or socialising; (c) is inclusive and celebrates local culture and identity; (d) is safe, familiar, comfortable and connected; (e) exhibits best-practice subtropical building design; (f) integrates landscape and building form to improve amenity; (g) encourages activity and wellbeing of residents, workers and visitors;	**Complies** The development is considered to provide increased opportunity for people to live within local neighbourhood by contributing to a range of housing types in Kelvin Grove.

Table 3.4.2.1— Brisbane's identity		
Specific outcomes	**Land use strategies**	**Proposal**
	(h) is stimulating, enjoyable and useable through balancing variety and consistency in building form, scale and densities.	
SO18 Brisbane's urban design ensures that public safety and perceptions of public safety are maximised.	**L18.1** Crime prevention through environmental design principles are used in the siting, design and functioning of buildings, pedestrian and cycle paths, transport facilities, public domain and other pedestrian-focused spaces.	**Complies** The development has been designed with consideration of CPTED principles, by providing a lot layout which will maximise casual surveillance of publicly accessible areas.
	L18.2 Specific crime prevention through environmental design requirements are tailored to different land uses and specific vulnerable elements and settings.	**Complies** The development has been designed with consideration of CPTED principles, by providing a lot layout which will maximise casual surveillance of publicly accessible areas.
Heritage, character and cultural values		
SO19 Brisbane's important buildings and places that are important to the city's history are protected.	**L19.1** Heritage places and precincts of important local, city-wide or State cultural heritage significance or special significance to Aboriginal people are identified and protected in accordance with the principles of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.	**Not Applicable** The subject site is not a Heritage place or precinct of important local, city-wide or State Cultural Heritage Significance.
	L19.2 The adaptation or re-use of heritage places for purposes that retain the significance of the place is supported.	**Not Applicable** The proposal does not include the adaptation or re-use of heritage places.
	L19.3 Development in or adjacent to identified heritage places or precincts protects the cultural heritage significance of the place or precincts.	**Not Applicable** The development is not in or adjacent to a heritage place or precinct.
SO20 Brisbane's distinctive suburban identity is reinforced by its character housing precincts.	**L20.1** Character buildings built in 1946 or before are protected via overlays.	**Complies** The proposed development retains the existing pre-1947 dwelling house.

Table 3.4.2.1— Brisbane's identity		
Specific outcomes	**Land use strategies**	**Proposal**
	L20.2 Development proposals maintain the traditional building character housing that individually and collectively contributes to the distinctive character of the area and streetscape.	**Complies** The proposed development retains the existing pre-1947 dwelling house.
	L20.3 Traditional housing styles and materials, such as timber and tin and masonry construction, are recognised as being important to character areas and are retained. Surrounding development respects traditional design elements while allowing for compatible innovative design responses.	**Complies** The proposed development retains the existing pre-1947 dwelling house.
	L20.4 Development accords with neighbourhood plans which: (a) refine character aspects and overlays to better balance the demand for growth with character protection; (b) identify locally responsive strategies to better integrate character buildings and precincts with anticipated growth and development.	**Not Applicable** There is no requirement for the development to reflect traditional character in this instance as the proposed development is for a boundary realignment.
	L20.5 Other small shop and office buildings built in 1946 or before, known as commercial character buildings: (a) are protected from being demolished, removed or significantly altered and are afforded qualified commercial use for low-impact activities to ensure their continued contribution to the local character and lifestyle of the city; (b) fulfil a complementary role to other non-residential and centre uses in the growth areas of the city.	**Not Applicable** The existing building is not identified as a small shop or office.
SO21	**L21.1**	**Not Applicable**

Table 3.4.2.1— Brisbane's identity		
Specific outcomes	**Land use strategies**	**Proposal**
Brisbane residents' appreciation of character areas, heritage buildings and the city's history is increased.	Development and public domain design protects and directs attention towards local views of landmark heritage or character elements or iconic vistas identified in neighbourhood plans and overlays.	The site is not within the immediate vicinity of a heritage place.
	L21.2 Development provides noteworthy information regarding the cultural or historic significance of a site through works such as local heritage trails and interpretive signage.	**Not Applicable** The development does not have any cultural or historical significance.
	L21.3 Public domain design and public art complements or interprets local history and character elements.	**Not Applicable** The subject site is not located within the Public Domain.
SO22 The cultural connections that Aboriginal people have to Brisbane are recognised, maintained and protected in accordance with the Aboriginal Cultural Heritage Act 2003.	**L22.1** Public domain design promotes Aboriginal and Torres Strait Islander art and culture and acknowledges the history of Traditional Owners in locations of high cultural significance.	**Not Applicable** The subject site is not located within the Public Domain.
	L22.2 Culturally significant sites and cultural landscapes are identified, protected and maintained.	**Not Applicable** The subject site is not culturally significant.
	L22.3 Meeting Places of contemporary importance to the Aboriginal and Torres Strait Islander communities are protected and maintained.	**Not Applicable** The subject site does not involve any meeting places of contemporary importance to the Aboriginal and Torres Strait Islander communities.

Theme 2: Brisbane's outstanding lifestyle

Element 2.2 - Brisbane's housing and accommodation choices

Table 3.4.3.1— Brisbane's housing and accommodation choices		
Specific outcomes	**Land use strategies**	**Proposal**
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	**L1** Increased densities within Growth Nodes on Selected Transport Corridors are identified through a neighbourhood planning process and are in accordance with the Brisbane CityShape theme to accommodate anticipated future population.	**Not Applicable** The subject site is not identified as a growth node on a selected transport corridor.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and individuals with specific housing needs.	**L2** Residential development contributes to housing diversity, particularly supporting ageing in place and assisted living and housing suited to households on different incomes, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan. Small-scale complementary uses (care co-located uses defined activity group) that are suited to integration and co-location with retirement facilities and residential care facilities are facilitated to support the provision of specialised services and retail for residents and visitors.	**Complies** The proposal results in creating a usable small lot for the purpose of a dwelling house, which shall add to housing supply within the locality.
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	**L3.1** A range of accessible accommodation opportunities catering to a growing number of visiting professionals, temporary business visitors, tourists and students are conveniently located at or in proximity to major business and tourism destinations.	**Complies** The development provides results in creating a usable small lot for the purpose of a dwelling house, which shall add to housing supply within the locality.
	L3.2 There are opportunities for accommodation of employees in residential precincts in proximity to centres.	**Complies** The development provides results in creating a usable small lot for the purpose of a dwelling house, which shall add to housing supply within the locality.
	L3.3	**Not Applicable**

Table 3.4.3.1— Brisbane's housing and accommodation choices		
Specific outcomes	**Land use strategies**	**Proposal**
	New hotels and extensions to existing hotels are facilitated in the City Centre and other appropriate locations.	The proposal does not include a hotel.
SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion.	**L4** Given the challenges in providing infrastructure in Rural Neighbourhoods they are not envisaged to expand.	**Not Applicable** The site is not located in a Rural Neighbourhood.
SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	**L5** Future Suburban Living Areas exhibit a strong sense of place and demonstrate best-practice urban design outcomes, including building on the landscape features of the locality and a high degree of legibility and permeability.	**Not Applicable** The site is not located in a Future Suburban Living Area.
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	**L6.1** Land is identified for a range of housing types including rooming accommodation, suitable to tertiary and international students, staff and visitors to major special-purpose centres or community institutions, such as hospitals, at appropriate locations proximate to education campuses or health institutions or along high-frequency public transport routes and with good access to urban services.	**Complies** The development provides results in creating a usable small lot for the purpose of a dwelling house, which shall add to housing supply within the locality.
	L6.2 Outside activity centres, Growth Nodes on Selected Transport Corridors and geographically nominated locations, rooming accommodation for students is supported where the surrounding amenity is maintained and there is good access to higher education campuses by way of public or active transport.	**Not Applicable** The subject site is not identified as a growth node on a selected transport corridor.
	L6.3 Other special purpose institutions, for example defence bases, establish accommodation consistent with the applicable zone or neighbourhood plan, either on site or nearby where well served by	**Not Applicable** The site is not within the vicinity of other special purpose institutions.

Table 3.4.3.1— Brisbane's housing and accommodation choices		
Specific outcomes	**Land use strategies**	**Proposal**
	transport and other urban facilities, as required to meet the particular housing choice needs for staff and visitors.	

Theme 2: Brisbane's outstanding lifestyle
Element 2.3 - Brisbane's healthy and safe communities

Table 3.4.4.1— Brisbane's healthy and safe communities		
Specific outcomes	**Land use strategies**	**Proposal**
Natural hazards (flood, bushfire, landslide, coastal hazards and disturbance of acid sulfate soils)		
SO1 Brisbane's people and properties are not exposed to unacceptable risks as a result of landslides, bushfires, flood hazard, coastal inundation and disturbance of acid sulfate soils.	**L1.1** 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 natural hazards on the city.	**Not Applicable** The site is not specifically identified as being affected by natural hazards other than the potential for acid sulfate soils to be disturbed above 5m AHD.
	L1.2 Development avoids the unsafe isolation of communities by natural hazards.	**Complies** The development would not be isolated by a natural hazard.
	L1.3 Building design protects people and property from natural hazards.	**Not Applicable** The site is not specifically identified as being affected by natural hazards other than the potential for acid sulfate soils to be disturbed above 5m AHD.
	L1.4 Development provides for safe and effective emergency services access and evacuation.	**Complies** The site can be accessed by emergency services and evacuated in the event of an emergency.
	L1.5	**Not Applicable** The subject site will not become isolated.

Table 3.4.4.1— Brisbane's healthy and safe communities		
Specific outcomes	**Land use strategies**	**Proposal**
	Development in areas where isolation cannot be avoided is able to provide for safe evacuation or safe refuge.	
SO2 Brisbane adopts a risk-management approach to natural hazards where both the planning scheme and development are responsive to evolving information about natural hazards and the consequential assessment of risk. Risk management balances the economic, social and environmental costs and benefits to the city.	**L2.1** Development accords with the hazard assessment and mapping for flood, bushfire, landslide, coastal hazards and acid sulfate soils.	**Not Applicable** The site is not specifically identified as being affected by natural hazards other than the potential for acid sulfate soils to be disturbed above 5m AHD.
	L2.2 Development in locations susceptible to flood, bushfire, landslide, coastal hazards and acid sulfate soil disturbance addresses the predicted risks, in particular, increased rainfall intensity, changes in overall rainfall, rising sea levels and increasing air temperatures.	**Not Applicable** The site is not specifically identified as being affected by natural hazards other than the potential for acid sulfate soils to be disturbed above 5m AHD.
	L2.3 Development responds to the identification of hazard-affected areas and the approach to their management is revised.	**Not Applicable** The site is not specifically identified as being affected by natural hazards other than the potential for acid sulfate soils to be disturbed above 5m AHD.
SO3 Brisbane's development is located, sited, designed and constructed to tolerate, not worsen, and adapt to natural hazards.	**L3.1** Development is only located in higher hazard- affected areas where there is an overriding need in the public interest for the development to be located in the hazard-affected area, such as some essential community infrastructure, and the impacts and risks from hazards are to be mitigated.	**Not Applicable** The development is not located in a higher hazard-affected area.
	L3.2 Development for vulnerable, hard-to- evacuate and potentially hazardous uses is located according to ability to tolerate natural hazards, and its accessibility to the critical infrastructure and movement network.	**Not Applicable** The development is not for vulnerable, hard to evacuate and potentially hazardous uses.
	L3.3	**Not Applicable**

Table 3.4.4.1— Brisbane's healthy and safe communities		
Specific outcomes	**Land use strategies**	**Proposal**
	Development accords with the zoning and overlay provisions of the site which: (a) allows for an optimal range of uses consistent with the nature and degree of natural hazards, recognising the value of land as a valuable community, economic and environmental resource; (b) discourages the inappropriate use of land which is subject to unacceptable risk from natural hazards.	The site is not specifically identified as being affected by natural hazards other than the potential for acid sulfate soils to be disturbed above 5m AHD.
	L3.4 Strategic assessment of natural hazards informs land use decisions. Development in areas severely affected by natural hazards (particularly in the case of flooding) is not further intensified for inappropriate uses and is otherwise hazard tolerant.	**Not Applicable** The site is not severely affected by natural hazards.
	L3.5 Development accords with the land use allocations and assessment criteria of overlays intended to meet particular risks from natural hazards.	**Not Applicable** The site is not specifically identified as being affected by natural hazards other than the potential for acid sulfate soils to be disturbed above 5m AHD.
	L3.6 Development in areas where natural hazards are able to be mitigated with site-based responses is designed, sited and constructed to protect the safety and amenity of users and provide resilience to natural hazards, including minimising cost and time to recover from natural disaster events.	**Not Applicable** The site is not specifically identified as being affected by natural hazards other than the potential for acid sulfate soils to be disturbed above 5m AHD.
	L3.7 Development within Growth Nodes on Selected Transport Corridors is to avoid areas affected by natural hazards or risks are able to be mitigated within the requirements of zones, neighbourhood plans and overlays.	**Not Applicable** The site is not located within a Growth Node on a Selected Transport Corridor.

Table 3.4.4.1— Brisbane's healthy and safe communities		
Specific outcomes	**Land use strategies**	**Proposal**
	L3.8 Development does not directly or cumulatively increase the extent or severity of a natural hazard, or create adverse impacts on others.	**Complies** The development does not increase the risk or severity of natural hazards.
	L3.9 Development avoids significant reduction of flood storage or conveyance capacity which adversely impacts on other parts of the city.	**Not Applicable** The site is not flood affected.
	L3.10 Development manages stormwater flows to protect the health and safety of landowners.	**Complies** Stormwater flows shall be appropriately managed and directed to Council infrastructure.
SO4 Brisbane has adapted to the risks posed by natural hazards.	**L4.1** Development is designed, approved and operated, taking into account the capacity of occupants to manage the predicted risk of natural hazards; to enable action to be taken to avoid, mitigate and respond to risk and impacts from natural hazards.	**Not Applicable** The site is not specifically identified as being affected by natural hazards other than the potential for acid sulfate soils to be disturbed above 5m AHD.
	L4.2 Development in existing urban areas severely affected by natural hazards will transition to more hazard-tolerant uses over time, by avoiding further intensification of inappropriate uses and by encouraging more hazard-tolerant land uses.	**Not Applicable** The site is not severely affected by natural hazards.
SO5 Brisbane's emergency services and community are well prepared to respond to natural hazards.	**L5.1** Development is operated in a way that minimises the risk to people and property from natural hazards.	**Not Applicable** The site is not specifically identified as being affected by natural hazards other than the potential for acid sulfate soils to be disturbed above 5m AHD.
	L5.2 Occupants and owners of development are informed with regard to natural hazard management for their properties.	**Not Applicable**

Table 3.4.4.1— Brisbane's healthy and safe communities		
Specific outcomes	**Land use strategies**	**Proposal**
		The site is not specifically identified as being affected by natural hazards other than the potential for acid sulfate soils to be disturbed above 5m AHD.

Theme 4: Brisbane's highly effective transport and infrastructure

Element 4.1 - Brisbane's transport infrastructure networks

Table 3.6.2.1— Brisbane's transport infrastructure networks		
Specific outcomes	**Land use strategies**	**Proposal**
Road network		
SO1 People and goods can move safely on the road network by the most efficient modes and routes, and the impact of traffic on neighbourhoods and the environment is minimised.	**L1.1** Development contributes to the safety and efficiency of the road network and seeks to minimise impacts of traffic on surrounding areas.	**Complies** The development contributes to the safety and efficiency of the road network and provides car parking in line with the relevant requirements.
	L1.2 Development layout and access minimises impacts on pedestrian, cyclists and public transport movement and streetscape while providing for safe site servicing.	**Complies** The development minimises impacts on pedestrians, cyclists and public transport by locating the driveway in the existing location.
SO2 Brisbane's road network is protected and enhanced.	**L2.1** Development protects and enhances the existing and future road corridors, as identified in the Road hierarchy overlay.	**Complies** The development is suitable for the road network.
	L2.2 Development is sited to preserve road widening to provide additional corridor space, including additional space for pedestrians, cyclists and landscaping as identified in an overlay.	**Complies** The subject site has an adequate verge width.
SO3	**L3**	**Complies**

Table 3.6.2.1— Brisbane's transport infrastructure networks		
Specific outcomes	**Land use strategies**	**Proposal**
Brisbane's road network has improved connectivity and enhanced network design.	Development provides roads or upgrades to: (a) improve connectivity to, and support efficient growth in centres, Growth Nodes on Selected Transport Corridors and other infill in established suburbs; (b) provide connections in Future Suburban Living Areas; (c) provide adequate connections to the Major Industry Areas.	The subject site has an adequate verge width.
SO4 Brisbane's road network supports the city's network of centres and Major Industry Areas.	**L4** Road network functions do not compromise the viability of centres and Major Industry Areas.	**Complies** The development is in line with the zoning and road hierarchy adjoining the site.
SO5 Brisbane's development provides sufficient car parking to: (a) protect the traffic functions and streetscape of the road network; (b) encourage public and active transport.	**L5** In the city core and city frame maximum parking rates apply to non-residential uses. In centres graduated car parking rates apply.	**Not Applicable** The development is not located in the city core or city frame.
Public transport		
SO6 Brisbane has a safe and efficient public transport network.	**L6** Development does not compromise the safety or the efficiency of the public transport network.	**Complies** The development will not compromise the safety or the efficiency of the public transport network.
SO7 All urban land in Brisbane is serviced by public transport.	**L7** Development protects and enhances accessibility to the public transport network.	**Complies** The subject site is in the general locality of multiple bus stops.
SO8 Public transport is the preferred mode of travel to the City Centre and the city's Major Centres and provides a high level of access to all facilities and services in Brisbane, reducing the need to use a car.	**L8** Development enables access to and does not compromise existing and planned public transport within and connecting the City Centre, Major Centres, the Major Industry Areas and Growth Nodes on Selected Transport Corridors.	**Complies** The subject site is in the general locality of multiple bus stops.

Table 3.6.2.1— Brisbane's transport infrastructure networks		
Specific outcomes	**Land use strategies**	**Proposal**
Active transport		
SO9 Brisbane has a safe and convenient, comfortable pedestrian and bicycle network to support development.	**L9.1** Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all abilities within the site and throughout neighbourhoods, to and within centres, and to community facilities, schools, public transport and other highly frequented destinations as set out in the Bicycle network overlay and Streetscape hierarchy overlay.	**Complies** The development shall establish at grade access into the site and shall be directly connected to pedestrian pathways leading to the bus stops.
	L9.2 Development within Major Centres, Growth Nodes on Selected Transport Corridors, and larger scale developments are designed to balance the needs of all road users including pedestrians and cyclists.	**Complies** The proposal is considered to balance the needs of all road users by locating the proposed crossover within the existing arrangement.
	L9.3 Development provides for integration between public transport and active transport.	**Complies** The subject site is in the general locality of multiple bus stops.
	L9.4 Brisbane's active transport infrastructure is supported by end-of-trip facilities within development to make walking, cycling and multimodal trips a convenient travel option.	**Not Applicable** The nature of the development is not considered to warrant the need for end of trip facilities.
SO10 Brisbane's high-density employment nodes, particularly the City Centre, ensure safe and efficient movement for pedestrians.	**L10** Development enhances pedestrian connectivity in the City Centre and other high-density employment centres.	**Not Applicable** The development is not in the City Centre or other high-density employment centres.
Freight network		
SO11 Brisbane's freight network ensures the efficient movement of freight to Major Industry Areas.	**L11**	**Not Applicable** The site located on a Primary Freight Route.

Table 3.6.2.1— Brisbane's transport infrastructure networks		
Specific outcomes	**Land use strategies**	**Proposal**
	Development protects and enhances the primary freight route that supports the Major Industry Areas, including Brisbane Airport and Port of Brisbane, as identified in the Road hierarchy overlay.	
SO12 Brisbane's freight routes are protected in terms of their role and efficiency.	**L12** Development supports the safety and efficiency of the primary freight routes and the primary freight access.	**Not Applicable** The site in not along a Primary Freight Route or Primary Freight Access.
SO13 Brisbane's local neighbourhoods are not adversely impacted by heavy industrial transport movements.	**L13** Development generating industrial transport is located on the freight route or provides a suitable connection to it.	**Not Applicable** The development will not generate industrial transport.
SO14 Brisbane's intermodal freight terminals, including their expansion, are protected and enhanced.	**L14** The potential for expansion of existing or the creation of new freight facilities at Fisherman Island and Acacia Ridge respectively is protected from incompatible development and is otherwise in accordance with neighbourhood plans.	**Not Applicable** The development is not for freight facilities.
SO15 Brisbane business efficiency and urban amenity is enhanced by reducing the number and length of road freight movements.	**L15.1** Industrial land is allocated in concentrated rather than dispersed locations to support the co-location of suitable industries and enable ready access to the Australia TradeCoast and airports and seaports at Brisbane Airport and Port of Brisbane.	**Not Applicable** The development site is not allocated as Industrial land.
	L15.2 Land is zoned to enable industries intending to export long distances to locate close to or along major freight routes and intermodal terminals.	**Not Applicable** The site is not zoned for industrial activities.

Theme 4: Brisbane's highly effective transport and infrastructure

Element 4.2 - Brisbane's other infrastructure networks

Table 3.6.3.1— Brisbane's other infrastructure networks		
Specific outcomes	**Land use strategies**	**Proposal**
Water supply infrastructure		
SO1 Brisbane's high water quality in water storages is protected.	**L1** The water supply and emergency water supply catchments of Tingalpa Reservoir/Leslie Harrison Dam, Enoggera Reservoir, Gold Creek Dam and Lake Manchester are protected from incompatible development.	**Not Applicable** The site is not located within an identified water resource catchment area.
SO2 Brisbane's water supply network is facilitated, protected and augmented to service development.	**L2** Development protects and facilitates the water supply network and contributes to the planned augmentation of the water supply network to provide reliable and quality water services for the development.	**Complies** The proposal will utilise existing water connections on site.
SO3 Brisbane's dependency on the water supply network is reduced.	**L3** Development for large-scale commercial, industrial and recreational development implements integrated water-cycle management to collect, store and treat stormwater to provide an alternative source of water for purposes such as irrigation and toilet flushing.	**Not Applicable** The proposed development is not for large-scale commercial, industrial or recreational development.
Wastewater infrastructure		
SO4 Brisbane's existing and planned wastewater infrastructure corridors and facilities are protected.	**L4** Wastewater infrastructure corridors and facilities are provided for and are protected from incompatible development.	**Complies** The development will be appropriately serviced by the existing connection to wastewater infrastructure.
SO5 Brisbane's wastewater network is augmented to service development.	**L5** Development contributes to the planned augmentation of the wastewater network to provide wastewater services for the development.	**Complies** The proposal will not impact the operation of the wastewater network.

Table 3.6.3.1— Brisbane's other infrastructure networks		
Specific outcomes	**Land use strategies**	**Proposal**
Stormwater		
SO6 Development provides stormwater infrastructure to: (a) protect water quality; (b) reduce urban run-off and peak flows; (c) improve waterway health and stormwater quality.	**L6.1** Development incorporates best-practice erosion and sediment control.	**Noted** This can be conditioned.
	L6.2 Development incorporates water sensitive urban design on site and in road, streetscape and stormwater infrastructure.	**Noted** This can be conditioned.
SO7 Brisbane's development provides for stormwater retention and harvesting.	**L7.1** Development provides for stormwater retention for harvesting in new developments and infrastructure projects, particularly for large outdoor uses and other uses that do not require potable water.	**Noted** This can be conditioned.
	L7.2 Development maximises surface water infiltration and minimises stormwater run-off and pollutants from urban areas.	**Noted** This can be conditioned.
	L7.3 Development minimises changes to the natural hydrological or environmental flow regimes to minimise impacts on natural water cycles.	**Noted** This can be conditioned.
Energy infrastructure		
SO8 Brisbane's existing and planned electricity and gas transmissions and distribution infrastructure corridors and facilities are protected.	**L8** Electricity and gas transmission and distribution infrastructure corridors and facilities are protected from incompatible development.	**Complies** The development will be appropriately serviced by the existing electricity and gas infrastructure.
SO9	**L9.1** Development for electricity and gas transmission and distribution infrastructure is safe and effective.	**Not Applicable** The proposal is not for electricity and gas transmission and distribution infrastructure.

Table 3.6.3.1— Brisbane's other infrastructure networks		
Specific outcomes	**Land use strategies**	**Proposal**
Brisbane's electricity and gas transmission and distribution infrastructure corridors and facilities do not adversely impact on the community and the environment.	**L9.2** Development for electricity and gas transmission and distribution infrastructure is sited and designed to minimise adverse impacts on community wellbeing, visual amenity and the environment through strategies such as the undergrounding of electricity infrastructure.	**Not Applicable** The proposal is not for electricity and gas transmission and distribution infrastructure.
SO10 Brisbane's energy infrastructure is complemented by renewable, decentralised supply.	**L10** Development contributes to alternative decentralised energy generation where amenity impacts are managed to best-practice standard.	**Not Applicable** The proposal is not for electricity and gas transmission and distribution infrastructure.
Telecommunications infrastructure		
SO11 Brisbane's existing and planned telecommunications infrastructure is protected.	**L11** Telecommunications infrastructure corridors and facilities are protected from incompatible development.	**Complies** The proposal will be located outside of identified telecommunications infrastructure corridors and facilities. The proposal will utilise the existing connection to telecommunications on site.
SO12 Brisbane's development provides for fibre-ready conduit in new developments.	**L12** Development provides for a future-proof system of conduits in the following: (a) new developments so all premises can be readily connected to optic fibre; (b) significant new infrastructure such as major roads and public transport routes.	**Not Applicable** The proposal will utilise existing telecommunications connections on site.
SO13 Brisbane's development provides for fibre to the premises in new developments.	**L13** Development provides for fibre to the premises in new developments where feasible having regard to the remoteness and scale of the development.	**Not Applicable** The proposal will utilise existing telecommunications connections on site.
SO14	**L14**	**Not Applicable**

Table 3.6.3.1— Brisbane's other infrastructure networks		
Specific outcomes	**Land use strategies**	**Proposal**
Brisbane's development provides for telecommunications conduit in all suitable infrastructure projects.	Development provides for all suitable infrastructure projects to accommodate future conduit requirements such as the roll out of the fibre to the premises network.	The proposal will utilise existing telecommunications connections on site.
SO15 Brisbane's telecommunications infrastructure does not adversely impact on the community and the environment.	**L15.1** Development for telecommunications infrastructure is safe and effective.	**Not Applicable** The proposal is not for telecommunications infrastructure.
	L15.2 Development for telecommunications infrastructure is sited and designed to minimise adverse impacts on community wellbeing, visual amenity and the environment through strategies such as siting, co-use and co-location.	**Not Applicable** The proposal is not for telecommunications infrastructure.
Waste management infrastructure – landfill and waste transfer facilities		
SO16 Brisbane's existing and planned waste management infrastructure is protected.	**L16** Waste management infrastructure is protected from incompatible development.	**Not Applicable** The proposal is not for waste management infrastructure.
SO17 Brisbane's waste management infrastructure provides for waste-reduction strategies.	**L17** Development for waste management infrastructure provides for resource recovery, green waste, recycling and alternative waste-breakdown networks.	**Not Applicable** The proposal is not for waste management infrastructure.
SO18 Brisbane's waste management infrastructure provides for increased capture of recyclable waste.	**L18** Development for waste management infrastructure includes on-site facilities for the storage of recyclable materials prior to collection.	**Not Applicable** The proposal is not for waste management infrastructure.
SO19 Brisbane's waste management infrastructure provides for reduced greenhouse gas emissions.	**L19** Development for a landfill facility: (a) minimises fugitive greenhouse gas emissions; (b) provides for landfill gas to be captured and re-used.	**Not Applicable** The proposal is not for a landfill facility.

Table 3.6.3.1— Brisbane's other infrastructure networks		
Specific outcomes	**Land use strategies**	**Proposal**
Social infrastructure		
Health facilities		
SO20 Brisbane has adequate health infrastructure to service population growth.	**L20** Development for health precincts accommodates population growth, health needs and opportunities for service integration.	**Not Applicable** The development is not for health facilities.
SO21 Brisbane has appropriate access to and from key health precincts.	**L21** Development of health precincts and major facilities provides for affordable and suitable access solutions.	**Not Applicable** The development is not for health facilities.
SO22 Brisbane's health infrastructure is refurbished and monitored.	**L22** Development of the refurbishment and maintenance of health infrastructure ensures that these assets meet or exceed current service standards.	**Not Applicable** The development is not for health facilities.
Education facilities		
SO23 Brisbane's growth areas are provided with educational facilities.	**L23** Development in major population growth areas makes provision for new schools.	**Not Applicable** The development is not for education facilities.
SO24 Brisbane's education infrastructure is refurbished and monitored.	**L24** Development for the refurbishment and maintenance of education infrastructure ensures that these assets meet or exceed current service standards.	**Not Applicable** The development is not for education facilities.
Community facilities infrastructure – community centres, halls and library facilities		
SO25 Brisbane's existing community facilities infrastructure is enhanced.	**L25** Development improves the use of existing community facilities infrastructure to ensure accessibility and multi-use.	**Not Applicable** The development is not for community facilities infrastructure.
SO26	**L26**	**Not Applicable**

Table 3.6.3.1— Brisbane's other infrastructure networks		
Specific outcomes	**Land use strategies**	**Proposal**
Brisbane's community facilities infrastructure is provided in Major Centres, Growth Nodes on selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas.	Development makes provision for the expansion of existing community facilities infrastructure or new community facilities infrastructure where required to cater for community needs. This infrastructure is in part identified in the Priority Infrastructure Plan.	The development is not for community facilities infrastructure.
SO27 Brisbane's community service infrastructure is delivered by the Council, State Government and the private sector.	**L27** Development of schools, tertiary institutions and business supports the co-delivery of community facilities infrastructure where appropriate.	**Not Applicable** The development is not for community facilities infrastructure.
Cultural and art facilities		
SO28 Brisbane has adequate cultural and art facilities to support a diverse community.	**L28** Development particularly in areas with a high proportion of young people, seniors, people with disabilities and people with ethnic cultural needs makes provision for adequate cultural and arts facilities to meet the needs of local communities.	**Not Applicable** The development is not for cultural and art facilities.
SO29 Brisbane's cultural and arts facilities are delivered by the public and private sectors.	**L29.1** Development contributes to planned arts and cultural precincts for some Major Centres to meet community needs and express local culture.	**Not Applicable** The development is not for cultural and art facilities.
	L29.2 Development of schools, tertiary institutions and business support the co-delivery of cultural and arts facilities where appropriate.	**Not Applicable** The development is not for cultural and art facilities.
Sports and recreation facilities		
SO30 Brisbane's Major Centres, Growth Nodes on Selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas are provided with sports and recreation facilities.	**L30.1** Development in Major Centres, Growth Nodes on Selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas contributes to planned sport and recreation facilities outlined in part in the Priority infrastructure plan.	**Complies** The development shall provide a land dedication for future corridor park in line with the LGIP.

Table 3.6.3.1— Brisbane's other infrastructure networks		
Specific outcomes	**Land use strategies**	**Proposal**
	L30.2 Land for the development of sports and recreation facilities within emerging communities is identified in part in a neighbourhood plan or the Priority infrastructure plan.	**Not Applicable** The proposal is not located within an emerging community.
SO31 Brisbane's existing sporting and recreational facilities are enhanced.	**L31** Development maximises the use of existing sport and recreation facilities including through the development of compatible mixed uses.	**Not Applicable** The site is not an existing sporting and recreational facility.
SO32 Brisbane's sporting and recreation facilities are delivered by the Council and the private sector.	**L32** Development of schools and tertiary institutions and business supports the co-delivery of community sport and recreation facilities where appropriate.	**Not Applicable** The development is not for educational facilities.
Greenspace System and public park infrastructure		
SO33 Brisbane has a Greenspace System which is a functional, multipurpose and linked network of greenspaces.	**L33** Development of larger scale development projects (infill and greenfield) provides greenspace for a functional multipurpose and linked network of Greenspace Systems.	**Not Applicable** The proposal is not for large scale development projects (i.e. infill and greenfield).
SO34 Brisbane's Greenspace System is subject to sustainable resource management and use.	**L34.1** Development incorporates sustainable resource use such as stormwater capture and water and energy conservation measures in Greenspace Systems.	**Noted** This can be conditioned.
	L34.2 Development of natural economic resources within the Greenspace System are designed and managed for sustainable outcomes.	**Not Applicable** The site is not located in the mapped greenspace system.
SO35	**L35**	**Complies**

Table 3.6.3.1— Brisbane's other infrastructure networks		
Specific outcomes	**Land use strategies**	**Proposal**
Brisbane's public park infrastructure provides a diversity of recreation experiences.	Public park infrastructure is planned in accordance with the Priority infrastructure plan to provide a diversity of experiences including: (a) informal recreation and active transport at local, district and metropolitan scales; (b) formal sports and community gathering spaces at the district and metropolitan scale.	The development shall provide a land dedication for future corridor park in line with the LGIP.

Theme 4: Brisbane's highly effective transport and infrastructure
Element 4.3 - Brisbane's coordinated infrastructure planning and delivery

Table 3.6.4.1— Brisbane's coordinated infrastructure planning and delivery		
Specific outcomes	**Land use strategies**	**Proposal**
Infrastructure planning		
SO1 Brisbane's development provides the development infrastructure and other essential infrastructure required to service the development in accordance with the infrastructure planning provided for in the following: (a) Priority infrastructure plan; (b) an infrastructure corridor plan in an overlay.	**L1.1** Development has access to essential infrastructure that exists or can be provided at minimum cost to public sector agencies and the community as identified in the Brisbane infrastructure program.	**Complies** The site is currently serviced by reticulated water and sewerage. The proposed development can be connected to the existing network.
	L1.2 Development provides for the following developed infrastructure: (a) the supply of non-trunk infrastructure for the following: (i) networks internal to the premises; (ii) connecting the premises to external infrastructure networks; (iii) protecting or maintaining the safety or efficiency of the infrastructure network of which the non-trunk infrastructure is a component;	**Complies** The site is serviced by the required infrastructure.

Table 3.6.4.1— Brisbane's coordinated infrastructure planning and delivery		
Specific outcomes	**Land use strategies**	**Proposal**
	(b) the supply of trunk infrastructure specified in the Priority infrastructure plan which is necessary to service the premises; (c) the payment of infrastructure charges for trunk infrastructure in accordance with the applicable infrastructure charging instrument; (d) the payment of additional trunk infrastructure costs for development which is inconsistent with the planning assumptions or outside the priority infrastructure area in the Priority infrastructure plan.	
	L1.3 Development protects infrastructure corridors and facilities in accordance with an infrastructure corridor plan in an overlay.	**Complies** The development protects existing infrastructure and infrastructure facilities.
Transport and land use integration		
SO2 Transport and land uses are planned and managed to create a preferred urban form that increases accessibility and connectivity and supports sustainable travel behaviour.	**L2.1** Strategic transport projects planned for Brisbane are delivered in a timely manner.	**Not Applicable** The subject site is not identified as containing elements of future transport projects. The proposal does not impact on the delivery of these projects.
	L2.2 Land use is planned in accordance with the principles of transit oriented development.	**Not Applicable** The subject site is not intended to function as a transit oriented development.
Infrastructure design, construction and operation		
SO3 Brisbane's infrastructure is constructed and installed to not adversely impact on the community and the environment.	**L3** Development ensures that: (a) the provision of infrastructure is integrated and coordinated with neighbourhood planning and the provision of infrastructure by public sector agencies; (b) infrastructure is designed and constructed to:	**Complies** The subject site is located within a well- established residential area. The site is suitably serviced by infrastructure and services.

Table 3.6.4.1— Brisbane's coordinated infrastructure planning and delivery		
Specific outcomes	**Land use strategies**	**Proposal**
	(i) minimise adverse impacts; (ii) protect biodiversity and landscape character values including provision for the safe movement of wildlife; (iii) use standard designs, components and materials unless specific circumstances determine an alternative is required.	
Critical infrastructure resilience		
Criticality of infrastructure		
SO4 Brisbane's infrastructure which is critical to the ability to respond to a natural disaster is protected and enhanced.	**L4.1** Development provides for the resilience of essential infrastructure to natural hazards to be upgraded.	**Complies** The development has been designed with consideration of site constraints.
	L4.2 Development ensures the Port of Brisbane, including port and navigational facilities and essential road connections, is able to service Brisbane during a natural disaster event.	**Not Applicable** The subject site is not located within close proximity of the Port of Brisbane.
Continuity of critical infrastructure		
SO5 Brisbane's infrastructure which is critical to the city's wellbeing and essential ability to respond to a natural disaster remains functional during and immediately after a natural disaster event.	**L5.1** Community infrastructure, critical assets and supporting networks such as roads and electricity which are critical for emergency or disaster response, are planned so that the essential components of those uses for responding to a natural disaster are able to function during and after disaster events.	**Not Applicable** The proposal does not require road or infrastructure upgrades in order to operate.
	L5.2 Essential community infrastructure is located, sited and designed to be resilient to the impacts of natural hazards.	**Not Applicable** The proposal does not require road or infrastructure upgrades in order to operate.
	L5.3	**Complies**

Table 3.6.4.1— Brisbane's coordinated infrastructure planning and delivery		
Specific outcomes	**Land use strategies**	**Proposal**
	Development is designed and operated to withstand natural disasters in order to avoid or defer the need for emergency assistance.	The proposal is designed in order to be resilient to natural disasters and provide suitable access and evacuation routes during disaster events.
Connectivity of infrastructure		
SO6 Brisbane's key transport routes and critical assets which are required to mobilise equipment, personnel and supplies to affected communities, and evacuate persons, are connected in a hazard-resilient network.	**L6.1** The identified critical infrastructure movement network mapped in an overlay is progressively upgraded to improve resilience to natural hazards.	**Not Applicable** The subject site does not contain critical infrastructure and does not present opportunities to upgrade the network.
	L6.2 Key transport routes and critical assets are identified for future improvement or augmentation where required.	**Not Applicable** The site is not within the vicinity of a key transport route or associated with critical assets.
	L6.3 Transport assets identified as part of the critical infrastructure movement network are designed to provide for emergency services and public transport vehicle usage during disaster events.	**Not Applicable** The site is not within the vicinity of critical transport infrastructure.
	L6.4 Critical assets are able to be efficiently accessed via a connected transport network.	**Not Applicable** The subject site does not contain critical infrastructure assets and does not present opportunities to upgrade the network.
	L6.5 The design and progressive upgrade of the city's critical assets and transport routes support evacuation operations.	**Not Applicable** The subject site does not contain critical infrastructure assets and does not present opportunities to upgrade the network.
	L6.6 Evacuation strategies and routes for development throughout Brisbane are designed to access the critical infrastructure movement network.	**Complies** The site can be evacuated during a natural disaster.
SO7	**L7.1**	**Not Applicable**

Table 3.6.4.1— Brisbane's coordinated infrastructure planning and delivery		
Specific outcomes	**Land use strategies**	**Proposal**
Brisbane's development is located to avoid natural hazards, and ensure appropriate and efficient access to emergency and disaster response services.	Development which is necessary for disaster response and emergency services has access to the critical infrastructure movement network or can operate effectively in place to serve its appropriate catchment.	The development is for a boundary realignment only.
	L7.2 New development is located to be accessible to the critical infrastructure movement network and to avoid unreasonable burden on emergency and disaster response services in disaster events.	**Complies** The site has access to critical infrastructure.
	L7.3 Development with special network accessibility requirements in terms of providing emergency response, special evacuation needs, hazardous land uses or providing secondary networks (such as power or roads) develop facilities that: (a) are critical infrastructure movement network adjacent; or (b) have or achieve hazard-free access to the network; or (c) manage issues which arise due to being detached from the network.	**Not Applicable** The proposal is not seen to require special network accessibility.
	L7.4 Development which cannot be made network accessible and cannot be readily relocated elsewhere, provides an on-site management response appropriately addressing emergency services access, evacuation and essential supplies.	**Not Applicable** The site is suitably accessible.
	L7.5 Development ensures that vulnerable, hard-to-evacuate and assembly uses are located away from natural hazard-prone areas to maximise the efficiency of the city's disaster response capability.	**Not Applicable** The development is not considered vulnerable or hard to evacuate.
	L7.6	**Complies**

Table 3.6.4.1— Brisbane's coordinated infrastructure planning and delivery		
Specific outcomes	**Land use strategies**	**Proposal**
	New development is adequately supported with emergency services infrastructure.	The proposal is located in an established residential area that is easily serviced by existing emergency services infrastructure.
SO8 Brisbane's essential community infrastructure is located and designed to avoid the impacts of natural hazards and service the needs of the community during and immediately after a disaster event.	**L8.1** Essential community infrastructure is located and designed with adequate protection and immunity from natural hazards to retain an appropriate level of function during and immediately after designated natural disaster events.	**Not Applicable** Essential community infrastructure is not proposed as part of this application.
	L8.2 Essential community infrastructure reliant on other infrastructure networks, such as roads or electricity, is located where these networks will be available during and immediately after disaster events, or is designed to be self-reliant.	**Not Applicable** Essential community infrastructure is not proposed as part of this application.
	L8.3 Essential community infrastructure is upgraded to improve resilience to natural disasters.	**Applicable** Essential community infrastructure is not proposed as part of this application.

Theme 5: Brisbane's CityShape
Element 5.1 - Brisbane's City Centre

This element is triggered as a result of the site being located in the Airport Environs Overlay, however, is considered to have limited relevance to the subject development as the site is not located in the City Centre.

Theme 5: Brisbane's CityShape
Element 5.2 - Brisbane's Major Industry Areas

This element is triggered as a result of the site being located in the Airport Environs Overlay, however, is considered to have limited relevance to the subject development as the site is not located in the City Centre.

Theme 5: Brisbane's CityShape

Element 5.5 - Brisbane's Suburban Living Areas

Table 3.7.6.1— Brisbane's Suburban Living Areas		
Specific outcomes	**Land use strategies**	**Proposal**
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 zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.	**Complies** The proposed use will benefit the local community by providing housing diversity within Kelvin Grove and broader locality. The location of the site is suitable for the proposed use and has been specifically designed in order to reduce potential impacts on adjoining uses.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	**L2.1** Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.	**Complies** The proposed development is for a boundary realignment for the purpose of a new dwelling.
	L2.2 Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.	**Complies** The proposed development is for a boundary realignment for the purpose of a new dwelling.
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** Development for small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances. Development for retirement facilities and residential care facilities occurs on well-located sites in Suburban Living Areas. The scale and built form of retirement facilities and residential care facilities is commensurate with the size of the site and sensitive to the surrounding character and amenity of Suburban Living Areas.	**Complies** The proposal provides an appropriate form of development on a suitably located site.
	L3.2	**Not Applicable**

Table 3.7.6.1— Brisbane's Suburban Living Areas		
Specific outcomes	**Land use strategies**	**Proposal**
	Development for multiple dwellings in the Emerging community zone: (a) is restricted to locations provided for in a neighbourhood plan; or (b) is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm and the edge: (i) of a centre zone other than the Neighbourhood centre zone; or (ii) of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework.	The subject site is not located within the Emerging Community Zone.
SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.	**L4.1** Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood.	**Complies** The proposal provides an appropriate form of development on a suitably located site.
	L4.2 The siting, scale and lot coverage of new housing is consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards.	**Complies** The proposed development is for a boundary realignment for the purpose of a new dwelling. The resultant lot size is suitable for a new dwelling with backyard space.
	L4.3 Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through: (a) the retention of mature and significant vegetation; (b) the retention of private open space capable of supporting trees and gardens; (c) increasing local shade cover along streets;	**Complies** The proposed development is for a boundary realignment for the purpose of a new dwelling. The resultant lot size is suitable for a new dwelling with backyard space.

Table 3.7.6.1— Brisbane's Suburban Living Areas		
Specific outcomes	**Land use strategies**	**Proposal**
	(d) local sustainability initiatives such as water-sensitive urban design.	
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	**L5.1** District centres are located at nodal points within residential neighbourhoods and function as community destinations, providing localised access to goods and services, including retail, community facilities and low impact industry and localised employment.	**Not Applicable** The site is not located within a District centre.
	L5.2 District centres are the focus for the public transport network within the local catchment of the district centres.	**Not Applicable** The site is not located within a District centre.
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	**L6.1** Neighbourhood centres are interspersed within residential neighbourhoods and function as local neighbourhood service providers.	**Not Applicable** The subject site is not identified as a neighbourhood centre.
	L6.2 Neighbourhood centres are of a scale which is consistent with surrounding detached housing.	**Not Applicable** The subject site is not identified as a neighbourhood centre.
	L6.3 A new neighbourhood centre which is not in a location provided for in a zone, zone precinct, or neighbourhood plan is to: (a) have a gross floor area of 2,500m^2 or less and a maximum tenancy size of 2,000m^2 or less; (b) have a frontage predominantly to a major road; (c) have vehicle site access from a suburban road, a district road or a neighbourhood road; (d) be 400m or less walking distance from a dedicated public pedestrian access point of a public transport stop or station with	**Not Applicable** The subject site is not identified as a neighbourhood centre. A new neighbourhood centre is not proposed.

Table 3.7.6.1— Brisbane's Suburban Living Areas		
Specific outcomes	**Land use strategies**	**Proposal**
	a service frequency of 3 or more services per hour in peak periods; (e) be more than 400m from an existing retail based centre; (f) manage the impact on the amenity and character of adjacent uses and the locality consistent with the overall outcomes for the zone, zone precinct and neighbourhood plan for the surrounding uses and locality.	
SO7 Non-residential uses support local character and amenity.	**L7** A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following: (a) local and district services and shopping with access to public transport services, as well as centres in specific locations and other small-scale non-residential uses such as those within commercial character buildings, providing neighbourhood convenience services within a walkable catchment; (b) schools and other community facilities; (c) a range of parks, from district sports parks to local recreation parks; (d) vegetation and open space, including in backyards, that support local and district ecological functions, including biodiversity and fauna movement, as well as helping reduce the urban heat island effect; (e) pedestrian-friendly traffic environments and pedestrian and cyclist connectivity to surrounding areas including some buffered industrial areas that offer locally accessible employment opportunities for residents in the Suburban Living Areas.	**Not Applicable** Non-residential uses are not proposed.
SO8	**L8**	**Complies**

Table 3.7.6.1— Brisbane's Suburban Living Areas		
Specific outcomes	**Land use strategies**	**Proposal**
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.	Development: (a) considers and responds to known development constraints and those identified through the assessment process; (b) preserves valued character and environmental attributes and mitigates unavoidable impacts; (c) provides corridors and linkages required to physically integrate development within the locality; (d) concentrates the most intense land uses on well-located sites serviced by appropriate supporting infrastructure; (e) is consistent with the scale and pattern of development intended in the zone, zone precinct, or neighbourhood plan.	The proposal has been specifically designed to address the know constraints of the site. The resulting development is of a scale and design which complements the local area and does not dominate the streetscape.

Theme 5: Brisbane's CityShape
Element 5.6 - Brisbane's Greenspace System

Table 3.7.7.1— Brisbane's Greenspace System		
Specific outcomes	**Land use strategies**	**Proposal**
Greenspace System		
SO1 The Greenspace System's values and functions are identified, retained and enhanced.	**L1.1** Development protects land allocated for nature conservation, public open space and sporting and recreation uses.	**Complies** The proposal does not impact on land allocated to Brisbane's greenspace system.
	L1.2 Development intensity, land use allocation, siting and design protect the multiple values and functions of the Greenspace System.	**Complies** The resulting built form of the proposal does not impact on the Greenspace System.
	L1.3 Development does not fragment high-value biodiversity areas, areas for large-scale rehabilitation, fauna movement and rural activities.	**Complies**

Table 3.7.7.1— Brisbane's Greenspace System		
Specific outcomes	**Land use strategies**	**Proposal**
		The proposal does not fragment high-value biodiversity areas, areas for large-scale rehabilitation, fauna movement and rural activities. It is undertaken within an established residential area.
SO2 The Greenspace System is expanded to protect areas with green space values.	**L2** Development in the Greenspace System appropriately reflects the values of the site and ensures those areas of the site are protected or enhanced.	**Not Applicable** The subject site is not located within the Greenspace System.
SO3 The Greenspace System provides an effective network of green space links and contributes to a regional network.	**L3.1** Development supports the linkage of Greenspace System areas with open space and recreational and biodiversity values.	**Complies** The proposal does not present available options to create linages with the Greenspace System. The proposal does not prevent future connections being made.
	L3.2 Development enhances the Greenspace System to enable green space areas to connect with communities, and integrate with regional green space in surrounding local government areas.	**Not Applicable** The subject site is not located within the Greenspace System.
	L3.3 Development protects the inter-urban breaks between Brisbane City and Moreton Bay Region, Somerset Region, Redland City and Logan City, as part of the Brisbane Greenspace System.	**Complies** The proposal does not impact on the inter-urban breaks.
	L3.4 Development is designed and managed to ensure Greenspace System areas provide physical breaks and buffers within the urban footprint.	**Complies** The proposal does not impact on existing Greenspace Systems.
	L3.5 Corridors within the Greenspace System reinforce the sense of identity of local communities and assist in floodway and drainage functions and safe wildlife movement.	**Not Applicable** The subject site is not located within the Greenspace System.

Table 3.7.7.1— Brisbane's Greenspace System		
Specific outcomes	**Land use strategies**	**Proposal**
SO4 The Greenspace System protects koala habitats.	**L4** Development protects koala habitat in biodiversity areas as mapped in the Biodiversity areas overlay.	**Complies** The proposal does not impact on koala habitat areas.
SO5 The Greenspace System maintains and enhances the capacity of ecosystems to provide ecosystem services.	**L5** Development identifies and protects areas with high levels of ecosystem services from development impacts.	**Not Applicable** The subject site does not contain high levels of ecosystem services.
SO6 Brisbane's existing extractive industry operations are managed to protect the Greenspace System.	**L6** Existing extractive industry operations are managed to best-practice environmental standards to protect the values and functions of the Greenspace System.	**Not Applicable** Extractive industry operation are not proposed.
Rural Neighbourhoods within the Greenspace System		
SO7 Rural Neighbourhoods are a very low-density setting of houses in a rural-like or natural landscape.	**L7** Development does not further fragment viable rural land.	**Complies** The subject site is located within an established residential area and does not result in further fragmentation of viable rural land.
SO8 Rural Neighbourhoods allow viable rural industries to operate within the context of rural activities, the Greenspace System rural living areas.	**L8.1** Development is not adversely impacted by the edge impacts of rural production areas.	**Complies** The subject site is not adversely impacted by the edge impacts of rural production areas.
	L8.2 Development protects rural residential amenity.	**Complies** The proposal is located in an established residential area and does not impact on rural residential amenity.
SO9 Rural Neighbourhoods protect biodiversity and landscape values and water quality.	**L9** Development is residential in terms of building access, extent and siting and building design and landscaping is appropriately managed to protect biodiversity, landscape values and water quality.	**Complies** The subject site is not located within a Rural Neighbourhood, the subject site is located within an established residential area.

APPENDIX B – Brisbane City Council Codes

Ithaca District Neighbourhood Plan Code

Table 7.2.9.2.3.A—Ithaca District Neighbourhood Plan Code		
Performance outcomes	**Acceptable outcomes**	**Response**
Building height		
PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned to community expectations about the number of storeys to be built; (c) proportionate to and commensurate with the utility of the site area and frontage width; (d) designed to avoid a significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the development potential of adjoining sites. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.	**AO1** Development complies with the number of storeys and building heights in Table 7.2.9.2.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.	**Not Applicable** The proposed development is for a boundary realignment to create a usable lot for the purpose of a future dwelling house. No additional structures are proposed.
If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001) Not applicable – The subject site is not located in this precinct.		
If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001), where in the Butterfield Street a sub-precinct (Ithaca district neighbourhood plan/NPP-001a) Not applicable – The subject site is not located in this precinct.		
If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001), where in the Butterfield Street b sub-precinct (Ithaca district neighbourhood plan/NPP-001b)		

Table 7.2.9.2.3.A—Ithaca District Neighbourhood Plan Code		
Performance outcomes	**Acceptable outcomes**	**Response**
Not applicable – The subject site is not located in this precinct.		
If in the Ballymore precinct (Ithaca district neighbourhood plan/NPP-002) Not applicable – The subject site is not located in this precinct.		
If in the Bishop Street precinct (Ithaca district neighbourhood plan/NPP-003) Not applicable – The subject site is not located in this precinct.		
If in Special area 1 – Musgrave Road Not applicable – The subject site is not located in a Special area.		
If in Special area 2 – Skate Arena Not applicable – The subject site is not located in a Special area.		
If in the Hillside character precinct (Ithaca district neighbourhood plan/NPP-008)		
Development pattern and form		
PO18 Development for residential purposes must be compatible with traditional character house scale and designed and sited to retain and reinforce the predominant pattern and form of: (a) separate allotments, whether or not the site exceeds predominant lot sizes in the area or the site is an amalgamation of allotments; (b) buildings of a traditional character house scale uniformly spaced and consistently stepped across well treed hillsides when viewed from the visual catchment; (c) the design and scale of elevation and building form of the rear of extended or new buildings must consider the views of the building from surrounding areas, and the impact of the proposal on properties at the rear of the premises.	**AO18.1** Development has a building footprint, boundary setbacks and siting in relation to adjoining development that reflects the predominant development pattern and form of development in the area. **AO18.2** Development of buildings feature orthogonal plan forms with outside walls aligned to those on adjoining allotments or within the development.	**Complies** The proposed development is for a boundary realignment for the purpose of allowing the construction of a future dwelling house (i.e. creating more functional lot dimensions). No buildings are directly proposed; however, the resultant lot sizes are considered to reflect predominant low-medium development patterns and form within Kelvin Grove.
Building height, scale and proportions		
PO19 Development for a residential purpose has a height, scale and proportions compatible with traditional character houses when viewed from the visual catchment.	**AO19.1** Development of buildings are designed to appear as a series of separate blocks, each of a size and scale similar to that of a traditional character house, using either physical separation or:	

Table 7.2.9.2.3.A—Ithaca District Neighbourhood Plan Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	(a) significant recesses and projections of the exterior wall plane; (b) articulation through steps in the horizontal plane of the roof; (c) roof geometry incorporating significant variety, such as pitched roofs of minimum 27.5º pitch; (d) elevation and roof treatment using a variety of materials, colours and finishes compatible with traditional character houses to achieve the appearance of separate blocks; (e) landscaped areas to achieve the appearance of separate blocks, and include trees capable of deep planting and growing to roof height.	
	AO19.2 Development has building heights exceeding the prescribed acceptable outcome only where: (a) use of traditional character elements or site responsive construction methods has resulted in non-compliance with the prescribed acceptable outcome; (b) any additional building height or storeys are incorporated into a building form appearing to comply with the prescribed acceptable outcome, such as outcomes where 2-storey development is prescribed and a third storey is incorporated into a roof space area. Note—Site-responsive construction methods, such as posts or piers, minimise the amount of alteration to site topography. Traditional character elements are pitched roofs of a minimum 27.5º pitch.	**Not Applicable** The proposed development does not include a new building; the existing dwelling shall be retained as a result of the proposed development. A future dwelling within proposed Lot 2 shall be assessed in a subsequent application.
	AO19.3 Development has a site cover exceeding the prescribed acceptable outcome only where the development is designed to reduce building bulk in accordance with AO19.1	
	AO19.4 Development has eaves heights that reflect the predominant development pattern and form of development in the area: (a) along undulating ridgelines; (b) horizontally across hillsides;	**Not Applicable** The proposed development does not include a new building; the existing dwelling shall be retained as a result of the proposed development. A future dwelling within proposed Lot 2 shall be assessed in a subsequent application.

Table 7.2.9.2.3.A—Ithaca District Neighbourhood Plan Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	(c) vertically down hillsides. **AO19.5** Development above ground level does not have a uniform elevation treatment longer than 10m, without variation, articulation or openings.	
PO20 Development must be designed, sited and landscaped to minimise the impact of incompatible building bulk, maintain and enhance the traditional character and built form of this precinct in terms of building: (a) bulk, form and scale; (b) eaves heights; (c) elevation treatment; (d) construction materials; (e) by using quality contemporary architecture respectful of its setting; (f) development along ridgelines must not dominate the skyline and must be designed and sited to contribute to a consistent rhythm and sense of scale along the ridgeline when viewed from the visual catchment.	**AO20** No acceptable outcome is prescribed.	**Not Applicable** The proposed development does not include a new building; the existing dwelling shall be retained as a result of the proposed development. A future dwelling within proposed Lot 2 shall be assessed in a subsequent application.
PO21 Development along ridgelines does not dominate the skyline and is designed and sited to contribute to a consistent rhythm and sense of scale along the ridgeline when viewed from the visual catchment.	**AO21** No acceptable outcome is prescribed.	**Not Applicable** The proposed development does not include a new building; the existing dwelling shall be retained as a result of the proposed development. A future dwelling within proposed Lot 2 shall be assessed in a subsequent application.
Landscape character, physical setting and topography		
PO22 Development minimises impacts to existing significant vegetation and provides replacement vegetation on the site of advanced size and maturity where significant vegetation is removed.	**AO22** Development: (a) designs and sites buildings or other structures, driveways and hard-stand areas to maximise the retention of vegetation on the site;	**Not Applicable** The proposed development is for a boundary realignment to create a usable lot for the purpose of a future dwelling house. No significant vegetation exists on the subject site.

Table 7.2.9.2.3.A—Ithaca District Neighbourhood Plan Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	(b) replaces significant vegetation removed as a result of the development with vegetation of advanced size and maturity that contributes to the special character of the area. Note—Trees featuring a trunk diameter width of 250mm or greater measured at 1m above ground level are considered significant vegetation. Advanced size and maturity is vegetation of 100L minimum stock size planted in sufficient quantity to achieve a total canopy area of 50% of the removed vegetation when mature.	
PO23 Development must be deigned and sited to retain or reinforce the landscape character and physical setting of the locality, and to break up building bulk and buildings must appear to be uniformly sited on well-treed hillsides and consistently spaced along major ridgelines.	**AO23.1** Development provides communal open space and ground storey private open space required for residential development is provided at a minimum dimension of 5m.	**Not Applicable** The proposed development does not include communal open space.
	AO23.2 Development ensures that boundary setbacks are a minimum of: (a) 6m to the rear boundary; (b) 12m to the rear boundary on sites steeper than 1 in 8 gradient (long axis from the front boundary to the rear boundary of the site); (c) 6m to any adjoining site's front or rear boundary in the case of rear allotments.	**Not Applicable** The proposed development is for a boundary realignment to create a usable lot for the purpose of a future dwelling house. No additional structures are proposed.
	AO23.3 Development comprising a carport, car parking space or other structures associated with a multiple dwelling is not located in the setback area. Note—In the case of corner lots, the rear boundary is that boundary which abuts other rear boundaries.	**Not Applicable** The proposed development is for a boundary realignment to create a usable lot for the purpose of a future dwelling house. No additional structures are proposed.
PO24 Development, including buildings or other structures, driveways and hard-stand areas, must be designed and sited to minimise cut-and-fill disturbance on the site and to soften visual impact.	**AO24.1** Development incorporates: (a) foundation systems that minimise disturbance to the landscape, such as post-and-pier type foundations; (b) slab-on-ground foundations only on those parts of a site with gradients less than 1 in 8 and where cut and fill is minimal;	**Not Applicable** The proposed development is for a boundary realignment to create a usable lot for the purpose of a future dwelling house. No additional structures are proposed.

Table 7.2.9.2.3.A—Ithaca District Neighbourhood Plan Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	(c) benching, cut and fill, or construction of retaining walls of a minor nature only (i.e. fill does not exceed 1m and/or the combined height of any retaining wall and fence does not exceed 2m) and is designed so it is not noticeable after construction has been completed; (d) driveways and hard-stand areas only on parts of a site with gradients less than 1 in 4.	
Public domain		
PO25 Development provides long term infrastructure for the land for community facilities network to meet the recreational needs of residents and workers.	**AO25** Development protects land for community facilities in the general location specified in Figure b and in accordance with the Long term infrastructure plans.	**Complies** The proposed development does not compromise land for community facilities.

Table 7.2.9.2.3.A—Ithaca District Neighbourhood Plan Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located: (a) across a proposed lot boundary; or (b) within a setback required by the planning scheme. Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot. Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan. Note—Where development involves work for walls or structures (other than a fence) on or near to a proposed lot boundary and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the structure is to be located in the position identified by the preceding development approval or approved plans, planning scheme and Building Regulation. Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located: • physical inspection is undertaken at the framing stage of construction; • written evidence in the form of a plan of subdivision is prepared by a suitably qualified person; • other evidence received and agreed by the Council.	**Complies** No new buildings are proposed, all existing buildings shall not be located across a proposed lot boundary.

Development Codes

Subdivision Code

Table 9.4.10.3.A—Subdivision Code		
Performance outcomes	**Acceptable outcomes**	**Response**
Section A—General performance outcomes and acceptable outcomes for reconfiguring a lot		
PO1 Development results in lots and an arrangement of lots that: (a) enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use; (b) are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; (c) feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development; (e) complement the streetscape, local context and character for the locality; (e) address development constraints.	**AO1.1** Development provides lots with dimensions in compliance with Table 9.4.10.3.B. Note—Dwelling density may also be specified in the planning scheme in addition to the minimum or average lot sizes specified in Table 9.4.10.3.B. Development must comply with both parameters. Note—Parts 1 to 3 of Table 9.4.10.3.B provide the minimum dimensions for standard, small and rear lots to accommodate the range of residential development intended for the Low density residential zone, Character residential zone, Low-medium density residential zone and the Emerging community zone. Note—Part 4 of Table 9.4.10.3.B provides dimensions for lots in other zones and in the South East Queensland Regional Plan area under certain circumstances. Where a zone is not identified in Part 4 of Table 9.4.10.3.B the relevant dimensions are either use or activity specific and no acceptable outcome is prescribed. Note—The Dwelling house code and Dwelling house (small lot) code provide requirements for dwelling houses on standard lots and small lots. Table 9.4.10.3.B is not part of the assessment for a dwelling house other than as identified in the tables of assessment in Part 5. Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions.	**Complies** The proposed development results in an arrangement of lots that is consistent with the applicable zones, neighbourhood plans and overlays, and is capable of accommodating a future dwelling house. The proposed lots are of a useable size and shape, respond to site constraints, and complement the surrounding streetscape and local context. Both proposed Lot 1 and Lot 2 achieve compliance with Table 9.4.10.3.B. Proposed Lot 1: ▪ Site area of 380 square metre; and ▪ Minimum 6 metre x 15 metre rectangle dimension can be achieved. Proposed Lot 2: ▪ Site area of 329 square metre; and ▪ Minimum 6 metre x 15 metre rectangle dimension can be achieved.
	AO1.2 Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered	**Not Applicable** The proposed development does not require a building envelope plan or a development footprint plan.

Table 9.4.10.3.A—Subdivision Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	for the lot where meeting the requirements of the Land Title Act 1994 and the Land Act 1994. Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Parts of this code and other codes in the planning scheme determine the circumstances for the application of a building envelope plan or a development footprint plan. Note—A building envelope plan or a development footprint plan may also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing.	

Table 9.4.10.3.A—Subdivision Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located: (a) across a proposed lot boundary; or (b) within a setback required by the planning scheme. Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot. Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan. Note—Where development involves work for walls or structures (other than a fence) on or near to a proposed lot boundary and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the structure is to be located in the position identified by the preceding development approval or approved plans, planning scheme and Building Regulation. Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located: • physical inspection is undertaken at the framing stage of construction; • written evidence in the form of a plan of subdivision is prepared by a suitably qualified person; • other evidence received and agreed by the Council.	**Complies** No new buildings are proposed, all existing buildings shall not be located across a proposed lot boundary.
PO2	**AO2.1**	**Not Applicable**

Table 9.4.10.3.A—Subdivision Code		
Performance outcomes	**Acceptable outcomes**	**Response**
Development creates useable lots that: (a) do not rely on excessive cut and fill; (b) do not intrude into areas of waterway and environmental significance; (c) ensure any cutting, filling, retaining walls and earthworks: (i) minimise adverse impacts to vegetation, natural features and topography; (ii) avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; (d) minimise adverse impacts to the utility of existing or proposed transport network elements.	Development ensures that any cutting, filling, retaining walls and earthworks: (a) result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: (i) a single level change; or (ii) any step in a series of level changes. (b) locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; (c) limits cut and fill to less than 1m in height for construction of transport network elements. Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B. Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended.	The proposed development does not include cutting, filling, retaining walls, or earthworks.
	AO2.2 Development involving a lot with an area less than 450m^2 is located on a site with a maximum average slope of: (a) 1 into 10 on the shortest lot axis; (b) 1 into 15 on the longest axis.	**Complies** Both lots maintain slope on its long and short excess which are less than 1 into 10 on the shortest lot axis and 1 into 15 on the longest axis.
	AO2.3 Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks occurring on the site. Note—A minimum rectangle dimension sited on level to gently sloping land is required to ensure that lots are able to be developed for a dwelling in accordance with the requirements of the planning scheme.	**Complies** The proposed development can achieve

Table 9.4.10.3.A—Subdivision Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone.	
	AO2.4 Development does not involve the creation of canals or artificial waterways.	**Complies** The proposed development does not result in the creation of canals or artificial waterways.
PO3 Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: (a) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; (b) for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; (c) to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; (d) to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; (e) at an adequate width, suitable gradient and appropriate construction standard; (f) to avoid unreasonable detriment or nuisance to an adjacent premises; (g) to preserve the amenity and function of the public realm in accommodating: (i) high levels of pedestrian traffic; (ii) large subtropical street trees; (iii) on-street parking.	**AO3.1** Development provides roads, pavement and concrete kerb and channel that provide for: (a) design and construction in accordance with the road hierarchy; (b) safe travel for pedestrian, cyclists and vehicles; (c) access to properties for all modes; (d) utilities; (e) high levels of aesthetics and amenity, improved liveability and future growth; (f) a high-quality streetscape; (g) a low-maintenance asset with minimal whole-of-life cost. Editor's note—See Section B for additional requirements where new road is proposed.	**Complies** All streetscape works including pavement and kerb and channel will be undertaken in accordance with relevant Council standards.
	AO3.2 Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	**Complies** The proposed development provides appropriate access to each lot which shall be in accordance with Council's standards.
	AO3.3 Development provides each lot with access to a public road other than a major road, that is: (a) direct; or (b) via a formal access arrangement that is: (i) registered on a title over another lot; or (ii) a reciprocal access easement; or	**Complies** The proposed development provides appropriate access to each lot which shall be in accordance with Council's standards. No direct access to a major road is proposed.

Table 9.4.10.3.A—Subdivision Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	(iii) over common property; (iv) located as far away as practicable from an existing or proposed dwelling; (v) compliant with the road corridor design standards in the Infrastructure design planning scheme policy; (c) the width specified: (i) in the Transport, access, parking and servicing planning scheme policy where an access way to a rear lot in the Low density residential zone, Character residential zone, Low-medium density residential zone or Emerging community zone; or (ii) in Table 9.4.10.3.B where in any other zone; (d) compliant with the standard vehicle type requirements for the zone and zone precinct applicable to the site and intended use.	
	AO3.4 Development provides safe sight distances at the following locations: (a) an access point along the frontage of each lot; (b) a junction and an intersection, including corner truncation; (c) a pedestrian or cyclist crossing.	**Complies** The proposed development can achieve safe sight distances at the access point along the frontage of each lot.
	AO3.5 Development provides grades within a lot that: (a) enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy; (b) do not require cut and fill in excess of 1m in height.	**Complies** The proposed development provides grades within a lot that enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy. The proposed development does not require cut and fill in excess of 1m in height.
PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks.	**AO4.1** Development provides land and works for infrastructure and services in compliance with the: (a) Local government infrastructure plan; (b) standards in the Infrastructure design planning scheme policy; (c) Refuse planning scheme policy;	**Complies** The proposed development provides all necessary urban infrastructure and services in compliance with relevant Council standards.

Table 9.4.10.3.A—Subdivision Code		
Performance outcomes	**Acceptable outcomes**	**Response**
Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the Planning Act 2016.	(d) Transport, access, parking and servicing planning scheme policy; (e) Long term infrastructure plan; (f) codes and planning scheme policies that apply to the site.	
	AO4.2 Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.	**Complies** Refer to the accompanying Civil Code Compliance Report prepared by Milanovic Neale Consulting Engineers.
	AO4.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is: (a) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or (b) a 6m long by 3 equal chord truncation if a minor road.	**Complies** The proposed development includes corner truncation of both resultant corner lots.
PO5 Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal occupation of the lot by the intended land use and activities associated with that use.	**AO5** Development ensures that lot density, location, arrangement and dimensions address potential adverse impacts on the normal occupation of the lot for its intended use and associated activities, by: (a) identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; (b) avoiding the hazard; or (c) mitigating hazard impacts, including through buffers, structures or other necessary measures. Note—Overlays and neighbourhood plans provide information about potential risks and hazards and how to address them. However, the planning scheme may not reflect risks and hazards determined as part of the analysis of the site and its surrounds and assessment of the development or changed circumstances or those associated with: • contaminated land;	**Complies** The proposed development is for a boundary realignment located within an established residential area. No mitigation strategies or buffers are required in this instance.

Table 9.4.10.3.A—Subdivision Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	• transport noise corridors on State-controlled roads and the rail network. The Queensland Government's Contaminated land register and Environmental management register should be consulted regarding contaminated land. The State Planning Policy Interactive Mapping System should be consulted regarding transport noise corridors.	
Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving: (a) rearranging the boundaries of a lot; or (b) volumetric format plan subdivision; or (c) a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories.		
PO6 Development ensures that any rearrangement of a lot boundary: (a) does not create additional lots; (b) wholly contains infrastructure and services within the lot they serve; (c) results in lots having a dimension, arrangement and size that maintains or improves consistency with the: (i) character intended for the locality; (ii) outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.	**AO6** No acceptable outcome is prescribed.	**Complies** The proposed boundary realignment does not result in additional lots.
PO7 Development ensures that volumetric format plan subdivision and any associated statutory easements: (a) facilitate efficient development; (b) ensure reasonable and practical access to services, facilities and infrastructure appropriate to the current and any intended future use of the premises; (c) are in accordance with an existing development approval or approved building;	**AO7** No acceptable outcome is prescribed.	**Not Applicable** The proposed development does not include a volumetric format plan subdivision.

Table 9.4.10.3.A—Subdivision Code		
Performance outcomes	**Acceptable outcomes**	**Response**
(d) are consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.		
PO8 Development ensures that a subdivision involving 2 or more zones, zone precincts, a neighbourhood plan precinct or overlay sub-categories, provides for the: (a) different lot design requirements that are applicable to the zones, zone precincts, neighbourhood plans and overlays and applicable to the site; (b) lawful uses intended for the site and the locality.	**AO8.1** Development ensures that the boundary between the zones, zone precincts, neighbourhood plans, overlays and land uses are reflected in the design, arrangement and boundaries for proposed lots to the extent relevant.	**Not Applicable** The subject site is not mapped within more than one zone.
	AO8.2 Development includes separation, buffers, management zones or other means to address any adverse amenity, health or safety impacts caused by an adjacent use.	**Not Applicable** The proposed development does not include separation, buffers, management zones, or other means to address impacts of adjacent uses.
	AO8.3 Development provides lot dimensions and size in each different zone, zone precinct, neighbourhood plan and land use that is in compliance with Table 9.4.10.3.B.	**Not Applicable** The subject site is not mapped within more than one zone, zone precinct, and neighbourhood plan.
Section B—Transport, traffic and movement outcomes for reconfiguring a lot involving: (a) 10 or more lots; or (b) road reserve or new road; or (c) cycle or pedestrian routes.		
Section C—Specific performance outcomes and acceptable outcomes applicable to development		
Section C1—Development for reconfiguring a lot involving any of the following: (a) a site that is more than 1ha in the Emerging community zone; or (b) the number of potential dwellings is 20 or more in the Emerging community zone; or (c) a site that is more than 7,000m^2 in the Low density residential zone; or (d) the number of lots is 20 or more; or		

Table 9.4.10.3.A—Subdivision Code		
Performance outcomes	**Acceptable outcomes**	**Response**
(e) the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or (f) the creation of more than 50% of the lots with an area less than 350m^2 where not associated with a material change of use or in accordance with an approved building. Note—Refer to the Structure planning planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate dwelling houses or where reconfiguring a lot is not proposed in conjunction with a material change of use.		
Section C2—Detailed performance outcomes and acceptable outcomes for a small lot: (a) not complying with the dimensions in Table 9.4.10.3.B; or (b) with a frontage width of less than 10m.		
Section C3—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone		
Section C4—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.		
Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan		
Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots		
If dividing land into parts by an agreement that is a lease or an exclusive use agreement or lease or the reconfiguring of an existing or approved building whether or not including land		
If involving a standard format lot with common property such as requiring a community management scheme under the Body Corporate and Community Management Act 1997 Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.		

Prescribed Secondary Codes

Filling and Excavation Code
Any Filling and Excavation works required for this proposal are to remain consistent with the relevant aspects of the City Plan and its Planning Scheme Policies.

Infrastructure Design Code
Any works subject to the Infrastructure Design Code for this proposal are to remain consistent with the relevant aspects of the City Plan and its Planning Scheme Policies. As detailed the site is capable of being appropriately serviced by water and wastewater, telecommunications and electricity. Refer to the accompanying Civil Code Compliance Report prepared by Milanovic Neale Consulting Engineers for additional information.

Landscape Work Code
The proposal does not intend to include the provision of landscaping, no further assessment of the Landscape Works Code required.

Outdoor Lighting Code
No outdoor lighting is proposed as part of this submission; no further assessment of the Outdoor Lighting Code is required.

Park Planning and Design Code
No provision of park is proposed as part of this submission, no further assessment of the Park Planning and Design Code is required.

Stormwater Code
All stormwater is to be appropriately managed in accordance with the requirements of the Stormwater Code and the relevant aspects of the Planning Scheme Policies. Refer to the accompanying Civil Code Compliance Report prepared by Milanovic Neale Consulting Engineers for additional information.

Transport, Access, Parking and Servicing Code
All access for resultant lots will be gained by the single crossover at the lots frontage and is generally consistent with the expectations of the Transport, Access, Parking and Servicing Code and the relevant Planning Scheme Policy.

Wastewater Code
All wastewater is to be appropriately managed in accordance with the requirements of the Wastewater Code and the relevant aspects of the Planning Scheme Policies.

Overlays

Road Hierarchy Overlay Code

Table 8.2.18.3—Road Hierarchy Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use		
Section B—If for assessable development for a material change of use		
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.	**Complies** The proposed development shall not prejudice any future road widening.
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. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.	**AO3A** No acceptable outcome is prescribed.	**Not Applicable** The land is not identified as being subject to any future trunk infrastructure.

Table 8.2.18.3—Road Hierarchy Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.		
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		
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.	**Complies** The proposed development only results in a single additional lot, likely gaining vehicle access from Jute Street, no impacts to the road network is envisaged. The proposed development is considered to preserve the function of the road hierarchy.
PO6 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;	**AO6.1** 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.	**Not Applicable** The proposal does not include any new or upgraded roads.
	AO6.2 Development preserves the function of the road hierarchy and addresses all impacts on the road network. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).	**Complies** The proposed development only results in a single additional lot, likely gaining vehicle access from Jute Street, no impacts to the road network is envisaged. The proposed development is considered to preserve the function of the road hierarchy.

Table 8.2.18.3—Road Hierarchy Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
(h) provides safe accessibility to lots by having more than one street providing access to the area; (i) preserves the function of the road hierarchy and addresses all impacts to the road network.		
PO7 Development ensures that premises and vehicle access is 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 its 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.	**Complies** The proposed new access (i.e. crossover for proposed lot 2) is likely to be provided to Jute Street which is not identified as a major road. It is noted that the future crossover is to be constructed at the time of the construction of the future dwelling on site.
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.	**Not Applicable** No intersection is proposed.

Streetscape Hierarchy Overlay Code

Table 8.2.20.3.A—Streetscape Hierarchy Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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.	**Performance Outcome** The subject proposal is limited to a boundary realignment which will allow the future construction of a new dwelling house, rather than higher intensity residential outcome. Therefore, the intensity of development is relatively limited. It is considered that the existing verge width of 3.5 metres (Eureka Street), 3.2 metres (Jute Street), and 2.25 metres (Little Street) is sufficient for suburban pedestrian movement within the street. The subject site fronts street with substantial existing vegetation located which provides large subtropical street planting within this section of the street and consequently additional street trees do not appear to be required.

Table 8.2.20.3.A—Streetscape Hierarchy Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
		The existing width is also sufficient for pedestrians to pass around rubbish bins on collection day. High levels of pedestrian movement are along the site's frontages is not expected. The proposed development provides a verge width which is consistent with the prevailing verge width of the locality.
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	**AO2.1** Development ensures that existing street trees are retained and protected.	**Complies** The proposed development retains existing street trees.
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	**Complies** All proposed streetscape works shall be undertaken in accordance with Council's standards.
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; (c) provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	**AO3.1** Development ensures that a corner land dedication is provided: (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.	**Complies** Corner land dedication is provided.
	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.	**Not Applicable** Landscaping and embellishments are not required.
	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	**Not Applicable** Public art is not required for the proposed development.

Table 8.2.20.3.A—Streetscape Hierarchy Overlay Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	locality advice and public art standards in the Infrastructure design planning scheme policy.	
If in or on a site adjoining the Wildlife movement solution sub-category		