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PLANNING REPORT

Other Change & Extension To Currency Period

(A004408326 : Development Permit for Material Change of Use - Multiple Dwelling

8-12 Emsworth Street, Wynnum QLD 4032
Lot 5 RP54104, Lots 6 & 7 RP33118

Applicant: Emsworth Developments No.1 Pty Ltd
c/- Tam Dang Planning Pty Ltd
Seotember 2026

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APPENDICES

Appendix A – Revised Plans
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Site and Application Details

Address	8-12 Emsworth Street, Wynnum QLD 4032
Lot Description	Lot 5 RP54104 Los 6 & 7 RP33118
Site Area	1,417m^2
Zone	MDR Medium Density Residential
Neighbourhood Plan	Wynnum-Manly Neighbourhood Plan - NPP-003C: Wynnum Residential Sub-Precinct
Overlays	- Airport Environs - Community Purposes Network - Critical Infrastructure and Movement Network - Dwelling House Character - Flood - Potential and Actual Acid Sulphate Soils - Road Hierarchy - Streetscape Hierarchy
Application Type	**Development Permit** for **Material Change of Use** (Multiple Dwelling)
Level of Assessment	Impact Assessable
Proposal	The change application proposes modifications to the existing development approval, seeking an increase in building height from 5 to 7 storeys and density from 32 to 44 units, alongside an extension to the currency period.
Referral	N/A
Defined Use/s	Multiple Dwelling - as per *Brisbane City Plan 2014*
Applicant Details	*Emsworth Developments Pty Ltd*

Project Number	25042
Project Contact	Tam Dang Planning Pty Ltd 16 Old Cleveland Road, Stones Corner QLD 4120 PO Box 2453, Fortitude Valley B.C. QLD 4000 (07) 3666 0887

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1. Introduction

This planning assessment accompanies a change application pursuant to Section 78 (Making change application) and Section 79 (Requirements for change applications) of the Planning Act 2016 of the subject site located at 8-12 Emsworth Street, Wynnum. The subject site consists of three lots with a total area of 1,417m2. It is located within the MDR Medium Density Residential Zone and the Wynnum Manly Neighbourhood Plan area, specifically within the Wynnum Residential Sub Precinct (NPP-003c).

The existing approval (A004408326 refers) will be modified to reflect the revised plans attached and correspondingly amend the relevant conditions and infrastructure charges in accordance with Section 82 (Assessing and deciding change applications for other changes) of the Planning Act 2016. This includes an amendment to the material change of use for additional building height and unit numbers.

The applicant is also seeking an extension to the currency period pursuant to Section 86 (Extension applications) of the Planning Act 2016.

2. Approval History

The table below identifies the site development history.

Application Number	Application Type	Approval Date
A004408326	- Development Permit for Material Change of Use: & Multiple Dwelling (32 Units)	02/11/2016
A005559110	- Extension to existing approval up to and including the 26th of November 2022.	26/10/2020
A005873683	- Minor Modification - Change to unit layout & roof deck	09/03/2022
A006136205	- Extension to existing approval up to and including the 2nd November 2024.	06/12/2022
A006598426	- Extension to existing approval up to and including the 2nd November 2026.	25/10/2024

3. Statutory Planning Framework

This section sets out the statutory planning provisions applicable to this application, with the *Planning Act 2016* providing the overall statutory planning framework for Queensland. With reference to Chapter 3, Subdivision 2 of the *Planning Act 2016*, the Act states:

78 Making change application

(1) A person may make an application (a change application) to change a development approval.

(2) A change application must be made to the responsible entity for the application.

78A Responsible entity for change applications

(1) The responsible entity for a change application is—

(a) if the change application is for a minor change to a development condition of a development approval stated in a referral agency's response for the development application or another change application for the approval—the referral agency; or

(b) otherwise—the assessment manager.

The applicant is seeking to modify the current development approval pursuant to Section 78 of the *Planning Act 2016*. With Brisbane City Council acting as the assessment manager and issuing previous approval/s, it is the responsible entity for this change application.

As outlined in Section 81 and Section 82 of the *Planning Act 2016*, change applications can be lodged as either a 'minor change' and 'other change'. This application is lodged as an 'other change' with Section 82 outlining the process to assess and decide these applications:

82 Assessing and deciding change applications for other changes

(1) This section applies to a change application, other than for a minor change to a development approval.

(2) For administering the change application, and assessing and deciding the change application in the context of the development approval, the relevant provisions apply—

(a) as if—

(i) the responsible entity were the assessment manager; and

(ii) the change application were the original development application, with the changes included, but was made when the change application was made; and

(b) with necessary changes.

(3) However—

(a) section 53 does not apply to the change application if the change is not a minor change only because the change may cause—

(i) a referral to a referral agency if there were no referral agencies for the development application; or

(ii) a referral to extra referral agencies; or

(iii) a referral agency to assess the change application against extra matters; and

(b) the power—

(i) to direct that a development condition be imposed under section 56(1)(b)(i) includes a power to direct that a development condition be amended; and

(ii) to impose a development condition under section 60(2)(c) or (3)(b) or 64(6)(b) includes a power to amend a development condition; and

(c) if the responsible entity is, under section 78A(3), the Minister—

(i) the relevant provisions apply to the change application only if, and to the extent, those provisions would apply to a development application called in by the Minister; and

(ii) section 105(5) and (6) applies for assessing and deciding the change application.

(4) To remove any doubt, it is declared that the following matters apply, only to the extent the matters are relevant to assessing and deciding the change application in the context of the development approval—

(a) the assessment benchmarks;

(b) any matters a referral agency must, may, or may only assess the application against or have regard to under section 55(2);

(c) if the development to which the change application relates requires code assessment—any matters the assessment must be carried out having regard to under section 45(3)(b);

(d) if the development to which the change application relates requires impact assessment—any matters the assessment must or may be carried out against or having regard to under section 45(5)(a)(ii) or (b).

(5) If a change application is made within 1 year after the development approval was given, any properly made submission for the application for the development approval is taken to be a properly made submission for the change application.

With reference to Section 82 of the *Planning Act 2016*, it is therefore noted that this change is to be assessed and decided in the context of the development approval under the DA Rules. Importantly, council must assess and decide the change application "*in the context of the existing development approval*". To the extent these matters are relevant to the change, this application will include assessment against the assessment benchmarks and any other relevant matter. As such, it is noted:

- **Section 3** outlines the existing characteristics of the site, including current provisions of the *Brisbane City Plan 2014*.
- **Section 4** outlines the history of the existing development approval and relevant changes.
- **Section 5** provides assessment against the relevant other change components of the *Planning Act 2016* and *Brisbane City Plan 2014* benchmarks.

4 Site Characteristics

4.1 City Plan Area Classification

The subject site is currently designated within a grouping of MDR Medium Density Residential zoning, as shown in **Figure 1** below.



Figure 1 - Zone Map

As outlined in Figure 2 below, it is located within the Wynnum manly Neighbourhood Plan, specifically within the Western Residential Sub Precinct (NPP-003c).



Figure 2 - Wynnum Manly Neighbourhood Plan Map

4.3 Overlays

State and local interests are reflected within the overlays, where there is a particular sensitivity, constraint to land use or development outcomes, presence of valuable resources, or particular opportunity for development. As such, it has been outlined that the subject site is applicable to the following overlays from *Brisbane City Plan 2014*:

Overlay	Sub-Category
Airport Environs	OLS – Horizontal Limitation Surface Boundary
	PANS – Procedures for Air Navigation Surfaces
	BBS Zone – Distance from airport 3-8km
Community Purposes Network	
Critical Infrastructure & Movement Network	CIMN Planning Area
Dwelling House Character	
Flood Overlay	Overland Flow
Potential and Actual Acid Sulfate Soils	Land above 5m AHD and below 20m AHD
Road Hierarchy	Neighbourhood Road
Streetscape Hierarchy	*Emsworth St:* Neighbourhood Street Minor

4.4 Frontage and Site Access

The subject site is generally rectangular in shape with approximately 35m frontage to Emsworth Street. The site contains three existing crossovers to the Emsworth Street frontage.

4.5 Flooding and Stormwater

As outlined by Council's overlays in **Section 2.2.1** above, Council's overlay mapping and FloodWise Property Reports indicate the site is located within an overland flow path. To this end, it is noted that no material changes are proposed to the approved development footprint and layout of the lower levels. The existing approved Concept Stormwater Plan remains valid.

4.6 Site Services

All required infrastructure services are existing to service the site.

5. Proposal Changes

In response to market feedback and project feasibility, several changes are proposed to this approval. Most notably, an increase in building height by an additional 2 storeys (from 5 to 7 storeys) and development density (from 32 units to 44 units). Building footprint remains consistent with the current approval. The lower basement has been extended to cater for additional parking. The lower floors remain as per the existing approval. The additional levels are stepped back from the side boundary. Figures 3 & 4 refers.



Figure 3 – Proposed Revised front elevation



Figure 4 – Current approved front elevation

The revised design maintains the same architectural language as the approved development, albeit with the additional two levels.

5.1.1 Site Cover and Gross Floor Area

As noted, the extension is to the upper levels within the existing approved footprint. Building site cover remains generally consistent with the existing approved layout. Gross floor area has been increased from 2835 sqm to 3793 sqm.

5.1.2 Car Parking, Access and Servicing

- **Parking**

  The location of the driveway access is maintained. All car parking is located on the ground floor below the building and basement levels, with visitor parking accessible on the ground floor from the driveway entrance and visible from the street frontage.

  The current approval includes 35 residents and five visitors parking space to support 32-two bedroom units. For the additional 12 units, the basement has been extended to accommodate 25 additional spaces. A total of 65 spaces is now provided. Further detailed assessment is provided within the traffic report attached in Appendix B.

- **Cyclist**

  Bike parking has been provided at the rate of 1 resident space /dwelling and 1 visitor spaces per 4 dwellings. This equates to 44 resident bikes and 11 visitor bikes.

- **Servicing**

  No changes to the approved onsite servicing arrangements are required or deemed necessary.

- **Refuse storage**

  Three 1100L bins (2 general + 1 recycling) were approved to support the current approved 32 units. An additional 2x 1100 bins (1 general + 1 recycling) will be required to support the additional 12 units. The bin store area has been increased in size to cater for the additional bins.

5.1.3 Landscaping and Open Space

As previously noted, the extension involves additional floors over the existing approved footprint. As such, negligible changes are proposed or required to the existing approved landscaping layout.

6. Other Change Assessment

6.1 Planning Act 2016

The *Planning Act 2016* provides the overall statutory planning framework for the State of Queensland. The *Brisbane City Plan 2014* should accordingly be read in conjunction with this Act in assessing and deciding applications.

6.1.1 Referrals

The current approved development did not required referral. The proposed change does not trigger additional referral to an advice or concurrence agency under the Planning Regulation 2017.

6.1.2 Public Notification

As further discussed in Section 5.2.2 below, the revised development triggers an Impact Assessable application. In accordance with the Planning Act 2016, public notification is required for a minimum of 15 business days.

6.1.3 State Planning Policy

The subject site is mapped for several state interests in the State Planning Policies (SPP). Further assessment is not required as the relevant the identified state interests have been appropriately integrated in the planning scheme.

6.1.4 South-East Queensland Regional Plan 2023

The South-East Queensland Regional Plan, also known as *Shaping SEQ 2023*, took effect on the 15th of December 2023. It is the Queensland Government's long-term vision for added growth in the South-East Queensland region for accommodating future population growth while sustainably enhancing the twelve local government areas it encompasses.

The five themes that underpin the long-term vision of *ShapingSEQ* (i.e. Grow, Prosper, Connect, Sustain, Live) remain unchanged from 2017, with the updated 2023 plan focusing the implementation with ten regional priorities which underpin all priority actions. These include:

- **A sustainable growth pattern:** Encouraging growth within existing urban areas that have good access to employment, services, natural areas and amenities.

- **More homes, faster – supply, diversity and affordability:** Unlocking more homes in well-located areas, providing greater housing choice typology and tenure to protect liveability and create fairer housing opportunities.

- **More social and affordable homes:** Setting a combined social housing and affordable housing target to deliver housing for vulnerable people, people on low / moderate incomes,

  and essential workers needed to maintain our communities and lifestyles.
- **Well-designed communities:** Considering the lifestyle needs of residents, including public and active transport, communal green space, and climate responsive design.
- **Integrating land use and infrastructure:** Planning for and delivering infrastructure in a timely and coordinated manner as and when it's needed to support both residential and employment lands.
- **New economic opportunities and jobs:** Supporting a range of different types of jobs and economic opportunities through Regional Economic Clusters (RECs), Regional Activity Centres Network (RACN) and Major Enterprise and Industry Areas (MEIAs).
- **A sufficient pipeline of industrial land:** Supplying sufficient industrial land to service the growing population and support innovations in manufacturing, energy and waste management, including supporting the resource recovery and recycling task.
- **Incorporating Aboriginal and Torres Strait Islander knowledge, culture, traditions and aspirations:** Providing a partnership approach for advice and shared decision-making for South-East Queensland with Aboriginal and Torres Strait Islander peoples.
- **Regional approach to natural hazards:** Adapting and building resilience to increase the capacity for South-East Queensland to cope with future natural hazard events and disruptions.
- **Better biodiversity outcomes for growth areas:** Providing clear guidance on areas to be protected from development, areas that may be prioritised for development and areas where development can proceed if it will appropriately protect biodiversity values.

RESPONSE: The subject site is located within the Urban Footprint of the SEQRP. With reference to Section 2.2 of the Brisbane City Plan 2014, it is noted that the strategic framework of the planning scheme was identified to appropriately advance the SEQRP as it applies in the planning scheme area. In any case, the proposed change to increase the number of units is not considered to contravene the vision and themes of the SEQRP.

6.2 Brisbane City Plan 2014

The *Brisbane City Plan 2014* came into force on the 30th June 2014 and is the relevant planning scheme for the City of Brisbane. The City Plan is a comprehensive statement of Council's intentions for the future development of Brisbane. This section provides an assessment of the proposed development against the relevant DEO's, Codes and related Policies.

6.2.1 Strategic Framework

The Strategic Framework as set out in Part 3 of the Brisbane City Plan 2014 outlines the policy direction and forms the basis for ensuring appropriate development occurs in the relevant planning scheme area. Council's vision for Brisbane and their strategic intent is outlined in five themes which set the policy direction in this framework, namely its:

- Globally Competitive Economy;
- Outstanding Lifestyle;
- Clean and Green Leading Environmental Performance;
- Highly Effective Transport and Infrastructure underpinning these outcomes,
- CityShape as the physical expression of the other four themes and their interrelationships.



Figure 7 - Brisbane CityShape 2031 Strategic Framework Map w/ overlay of subject site location

As shown in **Figure 7** above, the site is identified on the Brisbane CityShape 2031 Land Use Map as being located within the Suburban Living Area. It is also adjacent to a Major regional Centre.

RESPONSE: Both the existing approval and the proposed change to increase density support the strategic framework given the underlying higher density residential zoning and its location adjacent Major regional Centre and rail corridor. It is integrated into the surrounding residential area, supporting of the nearby commercial uses and the rail network.

6.3 Category of Assessment

6.3.1 Schedule 1: Definitions

In accordance with Schedule 1 of the Brisbane City Plan 2014, the proposal involves a multi-unit development onsite which falls under the group activity definition of 'Accommodation Activities' and use activity definition of 'Multiple Dwelling' as follows:

- *"Multiple Dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.*
  Examples include: Apartments, flats, units, townhouses, row housing, triplex"

6.3.2 Part 5: Material Change of Use

The subject site is located within a zone, neighbourhood plan and several overlays, all of which have the potential to influence the level of assessment of the development. As per Section 5.3.2 of the *Brisbane City Plan 2014:*

(8) Despite subsection 5.3.2(4) and (7) above, a level of assessment in a neighbourhood plan overrides a level of assessment in a zone, and a level of assessment in an overlay overrides a level of assessment in a zone or neighbourhood plan.

(9) Provisions of Part 10 may override any of the above.

(10) State-prescribed levels of assessment identified in Part 5, section 5.4, override all other levels of assessment for that development, with the exception of the Act or the Regulation.

(11) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application cannot be made.

It is noted that the subject site and associated proposed development are not triggered under Part 10 or Section 5.4. The below table identifies the level of assessment for the applicable zone, neighbourhood plan and overlay. Given the development provides a height greater than what is specified in the Wynnum Neighbourhood Plan, the material change of use triggers an **Impact Assessable** application under the *Brisbane City Plan 2014*.

	City Plan 2014	Category of Assessment
Zone	MDR Medium Density Residential	**Assessable Development – Impact Assessment**
Neighbourhood Plan	Western Residential Sub Precinct - NPP-003C:	**No Change**
Overlays	Airport Environs	**Assessable Development – Code Assessment**
	Community Purposes Network	**Assessable Development – Code Assessment**
	Critical Infrastructure & Movement Network	**Not Applicable**
	Dwelling House Character	**Not Applicable**
	Flood	**Assessable Development – Code Assessment**
	Potential and actual acid Sulphate soils	**Not Applicable** (no excavation <5m AHD)
	Road Hierarchy	**Assessable Development – Code Assessment**
	Streetscape Hierarchy	**Assessable Development – Code Assessment**
OVERALL CATEGORY OF ASSESSMENT		**IMPACT ASSESSMENT**

6.4 Assessment Benchmarks

6.4.1 Wynnum-Manly Neighbourhood Plan

As outlined above, the site is located within the Wynnum Manly Neighbourhood Plan area, specifically within the Western Residential sub Precinct (NPP-003c). As such, the relevant overall outcomes are listed below:

OVERALL OUTCOMES

(a) Wynnum—Manly is a thriving, inclusive and accessible bayside community that retains and enhances its unique bayside character.

(b) Development in Wynnum—Manly retains its strong sense of place including the area's relationship to Moreton Bay, its buildings, seaside landscapes, sense of community identity, and Aboriginal and Torres Strait Islander values.

(g) While making efficient use of land, development is consistent with community expectations and infrastructure assumptions.

WYNNUM CENTRAL

(a) Wynnum Central achieves its role as a Major Centre with enhanced economic viability and visual amenity.

(b) The precinct is an attractive and compact centre which serves a catchment of regional significance, provides business and service functions and accommodates district or branch offices of government. The South East Queensland Regional Plan envisages that

such centres accommodate key concentrations of employment and provide a focus for residential intensification.

(c) Development is focused around the Wynnum Central railway station and the centre area. High density development around the Wynnum Central railway station takes advantage of its strategic location in close proximity to public transport. Medium density residential development frames the Wynnum CBD and forms a transition between the higher residential densities and the existing surrounding low–medium residential density uses.

(d) Residential amenity in the centre is commensurate to the levels achievable and expected in a vibrant, mixed use centre. Residential accommodation in centres will experience higher levels of noise and less than that expected in suburban or semi-rural living.

(f) Development in this precinct provides a high level of pedestrian permeability, connectivity and comfort to encourage walking and cycling in the area and creates strong links with the Wynnum Central railway station, Wynnum CBD, and surrounding residential and employment areas.

RESPONSE: The proposed development meets the maximum building height requirements as prescribed under the neighbourhood plan. The proposed intensity reflects the site's proximity to the Wynnum Central Railway Station and adjoining major centres activities. The proposal delivers an appropriate and high quality built form which encourages Transit Oriented Development and supports nearby centre activities and various community services.

WESTERN RESIDENTIAL SUB-PRECINCT

(i) Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c) contains residential development at medium density, based on its proximity to the Wynnum Central railway station and Wynnum CBD. This precinct provides a transition between high density developments of NPP-003b to the low–medium density developed located to the south-west of the precinct. This sub-precinct comprises solely residential uses.

RESPONSE: The proposed development is a multiple dwelling of medium density intensity which supports its proximity to the railway station and Wynnum CBD. The proposal is solely for residential uses and will provide an appropriate form where addressing the High Density Residential zoning along northern streetscape of Emsworth Street where 8 storeys building height is envisaged.

6.4.2 MDR Medium Density Residential Zone

As outlined above, the subject site is located within the MDR Medium Density Residential Zone. The purpose of this code is to be achieved through overall outcomes for the location, use and form. These are listed as follows:

Overall Outcomes
(a) Development provides for a mix of well-designed, location-responsive medium rise and medium density residential development of up to 5 storeys and located on suitable sites, in well-located parts of the city, including the inner city and in close proximity to significant centres or along growth corridors or on the periphery of centres.
(b) Development allows for urban consolidation and better use of physical and social infrastructure, capitalising on the zone's strategic location and amenity and proximity to key destinations.
(c) Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.
(d) Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings.
(e) Development retains an existing dwelling house that is located on land within the Heritage overlay or Pre-1911 building overlay.
(f) Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: *(i) meets amenity expectations of residents;* *(ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan if rooming accommodation;* *(iii) meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.*
(g) Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations, such as hospitals, to provide housing diversity.
(h) Development for a dwelling unit may occur as part of a non-residential use.
(i) Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a medium density, but predominantly permanent residential environment.
(j) 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.
(k) Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.
(l) 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.*
(m) Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.

(n) Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.
(o) Development for any other non-residential use serves a local community need only, such as a childcare centre or a substation.
Development Forms
(a) Development for a residential building occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the Medium density residential zone and reinforces a distinctive subtropical character of medium rise buildings with a landscaped streetscape and recreation areas.
(b) Development comprises medium rise, medium-high density residential buildings of predominantly apartment style multiple dwellings, 3 to 5 storeys in height.
(c) Development provides for a building to have a building height and bulk that responds to: *(i) the nature of adjoining dwellings;* *(ii) site characteristics, including the shape, frontage, size, orientation and slope.*
(d) Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a lower height and/or smaller bulk than in the High density residential zone, acknowledging this zone's role as a transition area between higher and lower rise/lower density zones.
(e) Development for a housing type other than a dwelling house is of a scale and bulk that enables the buildings to co-exist comfortably with dwelling house and dual occupancy uses in adjoining lower density zones.
(f) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.
(g) Development supports a subtropical character by ensuring that: *(i) 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.*
(h) Development provides quality private and public open spaces and landscaping, including deep planting, which softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living.
(i) Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets.
(j) Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be: *(i) suitably located and orientated on the site;* *(ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.*
(k) 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.

RESPONSE: As reiterated by the outcomes of the Neighbourhood Plan Code, the subject site is appropriately located in proximity to the major centre with access to public transport, recreation and urban facilities. This supports liveability for residents, with the building providing a medium rise and medium density development at 7 storeys in height. The proposed residential development is considered supportive to the specific location and characteristics of the site, including the predominantly multiple dwelling buildings adjoining and development across Ensworth street of up to 8 storeys. Balconies and

openings are orientated to the street frontage to facilitate casual surveillance and improve interface within the streetscape. Deep planting provision is in excess of the minimum requirement. The development is designed to reinforce subtropical character in terms of access to outlooks, light and ventilation, whilst minimising impacts on the amenity of adjoining residential developments.

7. Codes and Relevant Provisions

There are a number of codes from the *Brisbane City Plan 2014* that can be applicable to the assessment of a development. These relevant code/s will be addressed in **Section 6** of this report with any secondary codes addressed in the appendices. These are comprised of:

ASSESSMENT BENCHMARK	RESPONSE
PRIMARY CODES	
Wynnum Manly Neighbourhood Plan	Refer to the assessment in **Section 7.1** below.
Multiple Dwelling	Refer to the assessment in **Section 7.2** below.
OVERLAY CODES	
Airport Environs	Refer to the assessment in **Section 7.3 below.**
Community Purposes Network	The site is not located within proximity to relevant mapped LGIP infrastructure within this overlay. As such, it is not considered that assessment against this code should be required.
Critical Infrastructure and Movement Network	In accordance with Table 5.10.8, a multiple dwelling use does not require assessment against this code.
Dwelling House Character	The proposed development does not include a dwelling house use. As such, no further assessment against this overlay is required.
Road Hierarchy	Refer to the assessment in **Section 7.4 below.**
Flood	Hydraulic impacts have been fully addressed in the existing approval, and the development will not significantly affect the surrounding catchment's overland flow path. Because the proposed modifications to the overall development footprint are negligible, they introduce no additional material impacts. Consequently, further assessment against this code should not be required.
Streetscape Hierarchy	Refer to the assessment in **Section 7.5 below.**
SECONDARY CODES	
Filling and Excavation	As per the existing approval appropriate conditions are to be imposed.
Infrastructure Design	As per the existing approval appropriate conditions to be imposed.
Landscape Work	As previously detailed in Section 5.1.3, the proposed modifications to the overall development footprint are negligible. Because these amendments do not materially alter the spatial layout or scope of the site, the specific design details and configurations illustrated within the approved Landscape Concept Plan are considered to remain valid and applicable to the current proposal.
Outdoor Lighting	The proposed development does not include the construction of outdoor lighting / floodlighting.
Park Planning and Design	The proposed development does not involve nor is required to involve a park. Therefore, no assessment against this code is required.
Stormwater	As noted, negligible changes are proposed to the development footprint. As such, the approved SBSMP is considered to remain valid and applicable to the current proposal.
Transport, Access, Parking and Servicing	No changes area proposed to the access and servicing arrangements. Required additional parking is provided within the extended basement. Refer to the Traffic Report in

	Appendix C. Further assessment against this code should not be required.
Wastewater	The development does not propose onsite effluent disposal, with the existing wastewater disposal system considered to be appropriate for the development.

7.1 Wynnum Manly Neighbourhood Plan Code

Performance outcomes	Acceptable outcomes	Response
If in the Wynnum north precinct (Wynnum—Manly neighbourhood plan/NPP-001), where in the Wynnum north sub-precinct (Wynnum—Manly neighbourhood plan/NPP-001a)		**Not Applicable**
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003)		
PO2 Development for the siting and design of buildings and open spaces: (a) responds to the local subtropical climate; (b) reflects its bay setting and seaside character.	**AO2** Development facilitates cross ventilation by locating and designing windows and other openings to respond to the dominant pattern of cooling coastal breezes and the local micro-climate.	**RO2 Complies –** The proposed design allows for effective cross ventilation, as shown on the plans attached in Appendix A.
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a)		**Not Applicable**
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Parkside residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003b)		**Not Applicable**
If in the Wynnum central precinct (Wynnum-Manly neighbourhood plan/NPP-003), where in the Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c)		
PO5 Development: (a) for medium density residential development supports the intent of the area and its strategic location in proximity to the Wynnum Central railway station; (b) provides a transition between the Parkside residential sub-precinct and the adjoining low–medium density residential area to the south-west of the precinct.	**AO5.1** Development has a maximum building height in accordance with Table 7.2.23.6.3.B..	**RO5.1 Performance Solution** – The proposed seven-story development aligns with the local neighbourhood plan, which permits building heights up to eight storeys along this section of Emsworth Street. By remaining within this established threshold, the project maintains visual consistency with future streetscape redevelopments. The built form transitions appropriately within the emerging streetscape context and directly supports the strategic intent of the precinct. Furthermore, the high-density scale leverages the site's proximity to Wynnum Central railway station and the Wynnum CBD, reinforcing transit-oriented development goals. Furthermore, the site shares no boundaries with the low–medium density residential zone to the south-west, ensuring no adverse interface impacts on lower-density areas.
	AO5.2 Development comprises residential uses only.	**RO5. 2 Complies** – The proposed development comprises residential uses only.

If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d)	**Not Applicable**
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e)	**Not Applicable**
If in the Wynnum central precinct (NPP-003), where in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d) or the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e)	**Not Applicable**
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum CBD southern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003f)	**Not Applicable**
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g)	**Not Applicable**
If in the Manly harbour village precinct (Wynnum—Manly neighbourhood plan/NPP-004)	**Not Applicable**
If in the Wynnum Road precinct (Wynnum—Manly neighbourhood plan/NPP-006)	**Not Applicable**
If in the Lota wetlands precinct (Wynnum—Manly neighbourhood plan/NPP-007)	**Not Applicable**

7.2 Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
Site area and frontage		
PO1 Development has a site area and frontage width that is sufficient to: (a) accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; (b) deliver useable communal open space areas and private open spaces; (c) achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; (d) achieve safe and convenient vehicle access to the site; (e) accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers;	**AO1** Development has a site area and frontage width that meets the minimum requirements set out in: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in **Table 9.3.14.3.B.** Note—The site frontage is measured at the property line on the primary road boundary.	**RO1** (a) **Not applicable**. (b) **Complies** - Site area and frontage width is in excess of minimum requirements.

(f) accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape; (g) minimise the impact of new driveways on the streetscape.		
PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area. Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.	**AO2** Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in T**able 9.3.14.3.B.**	**R02** – **Not applicable**. All adjoining sites contain existing multiple dwellings.
Building design and appearance		
PO3 Development height, bulk and scale, siting and layout ensures that: (a) building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; (b) where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; (c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; (d) sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;	**AO3** Development is contained within the building envelope for the site created by applying: (a) the maximum building height in **Table 9.3.14.3.B;** (b) front, rear and side boundary setback requirements in **Table 9.3.14.3.C;** (c) car parking boundary setback requirements in **Table 9.3.14.3.E;** (d) building separation requirements in **Table 9.3.14.3.F;** (e) building height transitions specified in **Table 9.3.14.3.I** where applicable; (f) the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.	**RO3** **(a)** Refer to R05.1 of the neighbourhood plan code in Section 7.1 above. **(b)** Refer to RO6 and RO7 below. **(c)** Refer to RO34 below. **(d) Not Applicable** – Refer to RO14.1 below. (**e) Not Applicable** – Refer to RO4.2 below. (**f)** Refer to RO28 and RO29 below.

(e) the development is consistent with the setback pattern and contributes to the character of the streetscape; (f) adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.		
PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street; (c) proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development; (d) designed to avoid a significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; (f) considerate of street conditions, the topography of the area and site slope; (g) designed to maintain significant view points and corridors; (h) designed and orientated to retain solar access to key public spaces and adjoining buildings.	**AO4.1** Development has a maximum building height that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in **Table 9.3.14.3.B.**	**RO4.1** – Refer to R05.1 of the neighbourhood plan code in Section 7.1 above.
	AO4.2 Development incorporates the building height transition requirements set out in **Table 9.3.14.3.I.**	**RO4.2 Not Applicable** – With reference to Table 9.3.14.3.I, a building height transition is not required to adjoining sites as the subject site is located within, and sharing a common boundary to, medium density residential zoned land only. It is also not required to provide a transition to an opposite premise, with properties opposite of the site, zoned for high density residential up to 8 storeys.
PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas:	**AO5** Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse	**RO5 Performance Solution** – As shown on the proposal plans attached in Appendix A, the development includes necessary services at the front boundary. These are generally consistent with the current approved layout. This cabinet has been incorporated into the overall design with adjoining landscaping features so as not to be visually intrusive.

(a) are integrated into the development; (b) do not dominate the site frontage; (c) are compatible with the intended streetscape character; (d) ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.	and recycling storage areas, are located within 4 metres of the front boundary: (a) comprise no more than 5m or 10% of the street frontage, whichever is the lesser; (b) are orientated towards the internal driveways or footpaths onsite; (c) are located, screened or landscaped so as not to be visually obtrusive.	
PO6 Development provides a front boundary setback that: (a) defines the street edge; (b) creates a clear threshold and transition from public to private space; (c) assists in achieving visual privacy to ground-floor dwellings from the street; (d) supports the location of balconies for casual surveillance of the street and modulation of the facade; (e) allows for built form and facade articulation that contributes to the streetscape character and landscape; (f) is consistent with the intended streetscape and setback pattern; (g) facilitates landscaping appropriate to soften and screen the built form of the development from the street.	**AO6** Development provides setbacks to the primary and secondary frontages that complies with: a neighbourhood plan; or if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in **Table 9.3.14.3.C.** Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies. Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.	**RO6** Building setbacks remain consistent with the existing approved layout.
PO7 Development provides side and rear boundary setbacks that: (a) consider future development; (b) minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; (c) support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes;	**AO7.1** Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in **Table 9.3.14.3.C.** Refer to Figure d.	**RO7** - Building setbacks remain consistent with the existing approved layout.
	AO7.2 Development ensures that any built to boundary walls located in a zone in the residential zones category are:	**RO7.2 Not Applicable** – The proposal does not include built to boundary walls.

(d) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; (e) maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.	(a) not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; (b) not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; (c) for non-habitable rooms or spaces only; (d) not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; (e) not located within the front or rear setback; (f) where on the side boundaries of a corner lot, located towards the front of the development and separated; (g) a maximum height of 3m; (h) low maintenance or constructed of prefinished materials. Refer to Figure e.	
	AO7.3 Development ensures built to boundary walls: (a) have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or (b) have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or (c) do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	**RO7.3 Not Applicable** – Refer to RO7.2 above.
PO8 Development ensures that the proportion of buildings to open space and landscaping on a site: (a) is consistent with the intended form, character and intensity of the local area and immediate streetscape; (b) facilitates modulation and articulation of the building form;	**AO8** Development has: (a) a building footprint within the building envelope; (b) a maximum site cover that: (i) complies with the requirements set out in a neighbourhood plan; or	**RO8 As per existing approval** – Further to the discussion in sections R06 and R07 above, the building setbacks to all boundaries remain consistent with the approved layout. The proposed modifications to the ground floor footprint are minor and will not result in any additional adverse impacts. Furthermore, the design provides sufficient open space and deep landscaping. As demonstrated by the proposal plans in Appendix A, the overall form, character, and intensity of the

(c) supports residential amenity for occupants and adjoining properties; (d) supports private outdoor subtropical living; (e) provides for well-located and functional communal open space areas; (f) provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	(ii) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: (A) where in the Medium density residential zone, Low–medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or (B) where in the High density residential zone, is 40%.	building have been further mitigated through material variations, architectural design and articulation.
PO9 Development balances the height and footprint of the building, providing modulation and variation in the facade's horizontal and vertical profiles that: (a) reduces the appearances of bulk through changes in building depth, length and articulated form; (b) maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; (c) supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; (d) provides opportunities for dual aspect dwellings; (e) incorporates changes in material, finish or texture at regular intervals; (f) provides expressive shadow casting elements; (g) provides opportunities for useable and functional open space. Refer to Figure i.	**AO9.1** Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.	**RO9.1 Complies** – All elevations incorporate substantial articulation to the building wall. There are no walls in excess of 30 m without appropriate breaks provided.
	AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m.	**RO9.2 Not Applicable** – The site is located within the Medium Density Residential Zone. Refer to RO9.1 above.
	AO9.3 Development incorporates the following design elements: (a) balconies, verandas or terraces on each level; (b) variation in the treatment and patterning of windows to bring visual interest and activation to each facade; (c) variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; (d) recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. Refer to Figure l, Figure m and Figure n.	**RO9.3 Complies** – The proposed development incorporates all of the elements mentioned. This includes balconies on each level, variation in built form through recesses, variation in materials and textures, and shading / screening devices. This provides a well-articulated built form with easily distinguishable levels and three-dimensional features, as shown on the proposal plans attached in **Appendix A**.
	AO9.4 Development of the first 3 storeys of the building includes:	**RO9.4 Complies** – Balconies and outdoor living are provided to the street elevation with the main pedestrian entry clearly distinguished. Further to the discussion in RO9.1 and RO9.3 above, the overall design incorporates elements of finer scale

	(a) balconies and outdoor living areas orientated to the street or public realm; (b) expression and promotion of pedestrian entries; (c) elements of a finer scale than the building's main structure framing such as party walls and slab edges; (d) recesses in built form to allow natural light to access habitable rooms within the building.	commensurate to the circumstances of the site. Refer to the proposal plans attached in **Appendix A**.
PO10 Development for rooftops and building caps: is contextually and climatically appropriate in form; reduces the bulk and scale of development when viewed from the street; (a) is responsive to orientation and solar access; (b) is not marred by plant and equipment; (c) may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	**AO10.1** Development provides building caps and rooftops which: (a) contribute to the architectural distinction of the building and roofs; (b) include interesting forms created through pitches, gables, skillions or other features; (c) provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. Refer to Figure m and Figure n.	**RO10 Complies** – Various elements have been incorporated to ensure the new building cap adds to, and enhances, the built form of the building such as variation of roof forms and rooftop planting.  Refer to the proposal plans attached in **Appendix A**.
	AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: (a) designed as an architectural feature of the building; (b) incorporated into the roof form; (c) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; (d) visually and acoustically screened from any communal open space on the rooftop.	
	AO10.3 Development for a rooftop garden: (a) incorporates a combination of built form and soft landscape elements integrated with the overall building design; (b) enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.	**RO10.3 –** Refer to the revised plans in **Appendix A**.

PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through: (a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances; (e) the treatment of retaining walls or basement car parking edges. Refer to Figure r and Figure u.	**AO11.1** Development provides a building front elevation that is parallel or nearly parallel to the street frontage.	**RO11.1 Complies** – The building is designed parallel with the respective street frontage. Refer to the revised plans attached in **Appendix A**.
	AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.	**RO11.2 Complies** – Further to the discussion in RO6 above, the building is provided with a minimum setback within 2m of the minimum requirement.
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	**RO11.3 Complies** – Balconies and windows are provided to the street frontage.
PO12 Development provides an entrance that must define the threshold between public and private space and provide: (a) safe, secure and convenient access to the site for residents and visitors; (b) a sufficiently scaled and sheltered entry and meeting space; (c) clear building signage and numbering for emergency access; (d) lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; (e) conveniently located mailboxes; (f) individual entrances to ground storey dwellings provide for a varied streetscape.	**AO12.1** Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.	**RO12.1 Not Applicable** – The proposed development includes more than five dwelling units within the building.
	AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: (a) entry and waiting space off the footpath; (b) shelter; (c) lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) mailboxes. Refer to Figure s.	**RO12.2 As per existing approval –** As shown on the proposal plans attached in **Appendix A**, the building maintains a prominent pedestrian entry to the centre of the street frontage. This provides entry and waiting space off the footpath, connecting to the foyer and main lobby to the units on the levels above. Appropriate mailboxes have been provided. Lighting will be incorporated as required.
	AO12.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that: (a) any steps are set back a minimum of 1m and are perpendicular to the front boundary;	**RO12.3 As per existing approval -** As shown on the revised plans attached in **Appendix A.**

	(b) retaining walls step to the street level and provide a transition from private outdoor space and the street; (c) lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) street numbering is provided to support visitor and emergency access. Refer to Figure t.	
Safety, privacy and amenity		
PO13 If: (a) identified in a neighbourhood plan as a building height transition; or (b) in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite premises in the Low–medium density residential zone, Low density residential zone or Character residential zone. Development provides a transitional built form which protects the amenity of lower density residential areas by: (a) stepping down in height and scale; (b) heavily landscaping interface area; (c) minimising impacts including overlooking and visual dominance through building articulation; (d) maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; (e) avoiding large blank walls on steeply sloping sites.	**AO13.1** Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan.	**RO13.1 Not Applicable** – As shown in Section 2.2 above, all adjoining properties are located in the same precinct as the subject site. The relevant neighbourhood plan code does not identify a building height transition requirement.
	AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the High density or Medium density residential zones provides a building height transition that complies with the requirements specified in **Table 9.3.14.3.I.** Refer to Figure f.	**RO13.2 Not Applicable** – With reference to Table 9.3.14.3.I it is noted that whilst the subject site is located within the medium density residential zone, it is located directly adjoining and opposite land also within the medium or high density residential zone. As such, no building height transition is required.
PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to: (a) be consistent with the form and character intent for the local area; (b) protect residential amenity including access to natural light, sunlight and breeze;	**AO14.1** Development provides building placement and design that: (a) complies with **Table 9.3.14.3.F;** or (b) positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space;	**RO14.1** (a) **Not Applicable** – Refer to (b) and (c) below. (b)(c) **Complies** – The building layout has been developed to include all private open space areas to the front and rear boundaries of the site.

(c) provide visual privacy to reduce the need for fixed screening.	(c) offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. Refer to Figure g and Figure h. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues. Note— Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.	
	AO14.2 Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.	**RO14.2 Not Applicable** – The proposed development does not include secondary private open space.
PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.	**AO15** Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies: (a) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (b) a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; (c) canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; (d) trellis structures and a dense network of trees onsite at ground or podium level. Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.	**RO15 Not Applicable** – The proposed building is less than eight storeys in height.
PO16 Development provides screening and partial enclosure of balconies to:	**AO16.1** Development where providing balconies with solid balustrades on the street frontage or visible from	**RO16.1 Not Applicable** – Solid balustrades are not proposed. Refer to the revised plans attached in **Appendix A**.

(a) balance the privacy needs of neighbouring dwellings with the comfort of building occupants; (b) ensure buildings are subtropical and climatically responsive; (c) reduce the appearance of excessive bulk; (d) provide opportunities for passive surveillance of the street or public spaces. Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.	public space, limits solid balustrading to a maximum of: (a) 50% of the balconies on the first 3 storeys; (b) 25% on the 4th storey and above. Refer to Figure w.	
	AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to: the side directly adjoining another balcony or private open space within the same building; (a) a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; (b) the full extent of a secondary balcony on a side elevation where for utilities or services. Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.	**RO16.2 Not Applicable –** Solid balustrades are not proposed. Refer to the revised plans attached in **Appendix A**.
	AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of: (a) 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; (b) 100% of west-facing primary balconies. Refer to Figure w.	**RO16.3 Not Applicable** – Adjustable screening is not proposed for balconies.
PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. Note—Siting and building separation is used to minimise privacy screening requirements.	**AO17.1** Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have: (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or	**RO17.1 & RO17.2 Not Applicable** – The subject site is not located adjoining an existing dwelling house.

	(d) fixed external screens; or (e) in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. Refer to Figure h.	
	AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.	
	AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable. Note—The screening device is offset a minimum of 0.3m from the wall around any window. Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.	**RO17.3 Will Comply** – If required.
PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.	**AO18** Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Note—This includes outdoor lighting to communal open spaces on the roof.	**RO18 Will Comply** – Outdoor lighting to be installed will comply with relevant Australian standards. Council to condition accordingly.
PO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	**AO19** Where development incorporates reflective glass material, it is to have: (a) a level of light reflectivity of not greater than 20%; (b) a level of heat transmission of not less than 20%.	**RO19 Will Comply.**
PO20 Development is located, designed and constructed to achieve the: (a) air quality (planning) criteria in Table 9.3.14.3.G; (b) odour criteria in Table 9.3.14.3.H. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO20.1** Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from: (a) exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; (b) exhaust vent outlets from car parks or bus stations, by a minimum of 15m.	**RO20.1 Not Applicable** – The subject site is located within the medium density residential zone.
	AO20.2	**RO20.2 Complies** – A desktop review of the site indicates it is not within 150m of a spray-painting workshop.

	Development is located no closer than 150m to a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	
PO21 Development in a zone in the centre zones category or the Mixed use zone must: (a) be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; (b) be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.	**AO21** Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: (a) Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m2; (b) Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m2.	**RO21 Not Applicable** – The subject site is located within the medium density residential zone.
PO22 Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria: • LAeq,adj,T emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development. Note— Where T is • Day (7am to 6pm): 11hr, • Evening (6pm to 10pm): 4hr, • Night (10pm to 7am): 9hr. Where- • LAeq,adj,T is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology	**AO22** Development ensures mechanical plant is acoustically screened from nearby sensitive uses.	**RO22 Will Comply** – Any mechanical plant and equipment will be acoustically screened. We ask Council to condition this requirement.

described in the Noise impact assessment planning scheme policy. • The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.		
PO23 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas; (b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.	**AO23** No acceptable outcome prescribed.	**RO23 As per existing approval** – The development has been designed to incorporate appropriate and relevant CPTED principles. This includes openings and balconies to both street frontages for casual surveillance. A clear pedestrian entry is provided, designed with a distinct structure as way-finding cue. Lighting will be incorporated into the design in accordance with the Australian Standards.
PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by: (a) denying access to potential canvases through access control techniques;	**AO24** No acceptable outcome prescribed.	**RO24 Complies** – Appropriate graffiti prevention is provided through architectural design, security measures (i.e. fencing, lighting) and landscaping.

(b) reducing potential canvases through canvas reduction techniques; (c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.		
PO25 Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.	**AO25** Development: (a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; (b) for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan.	**RO25** (a) Complies – The proposed multiple dwelling use is defined within the 'accommodation activities' defined activity group
Subtropical design and landscaping		
PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that: (a) reduces the need for mechanical heating, cooling and lighting; (b) ensures access to sunlight and natural heating, cooling and ventilation for residents; (c) provides protection and relief from the subtropical climate; (d) mitigates the impact of urban heat island.	**AO26.1** Development is designed to provide all dwellings with: (a) floor-to-ceiling heights of at least 2.7m; (b) habitable rooms with a minimum of 2 dual aspect windows or openings. Refer to Figure o and Figure p.	**RO26.1 Complies**– Adequate floor-to-ceiling height and windows / openings are provided to all new residential units.
	AO26.2 Development includes: (a) weather protection and sun shading to all external doors and windows to habitable rooms; (b) deep recesses, eaves and sun-shading devices on the north-facing building facades; (c) extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.	**RO26.2 Complies** – Extensive recess, deep balconies and overhangs are provided to the east and west facing façades of the building.
PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the	**AO27.1** Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant	**RO27.1 Complies** – Further to the discussion in Section 2.6 above, there is no existing significant vegetation on site. The development has been appropriately designed to allow for deep planting areas with minimum 4 m dimensions for the establishment and long-term viability of vegetation.

building and provide a subtropical landscape setting including natural shade to mitigate heat island effects. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	vegetation, including large subtropical shade trees to be retained. Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	
	AO27.2 Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	**RO27.2-RO27.3 Will Comply** – Appropriate tree species will be provided, detailed further on the approved landscape concept plan.
	AO27.3 Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years. Note—Shade cover is to be measured at 12pm on 21 December.	
PO28 Development provides landscaping that must: (a) provide shade to pedestrian pathways; (b) maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; (c) present an integrated landscape, neighbourhood and streetscape character; (d) contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; (e) reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties; (f) contribute to privacy between residences; (g) provide natural shade to mitigate heat island impacts. Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	AO28.1 Development provides landscaping within the site along the frontage of the site that consists of: (a) a minimum of 1 area of deep planting with a dimension of 4m x 4m; (b) shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; (c) a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.	**RO28.1** **(a) As per existing approved layout** – Deep planting is located to the front, side and rear boundary setbacks in excess of 4m x 4m. Refer to the revised plans attached in Appendix A. **(b) Will Comply** – Refer to RO27.2-RO27.3 above. (c) **Complies** – Refer to the proposal plans attached in Appendix A.
	AO28.2 Development provides landscaping along side boundaries as follows:	**RO28.2 As per existing approved layout** – The eastern boundary is provided with a 4 m landscaping strip and 1.5m strip is provided along the southern boundary. It is noted that

	(a) a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls; (b) a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.	a privacy screen fence will be provided along all common boundaries.
PO29 Development provides deep planting areas that: (a) are of sufficient size and dimension to contain large subtropical shade tree species; (b) are maintained exclusively for landscaping, with no underground development or infrastructure; (c) are open to the sky with access to light and rainfall into the natural ground; (d) are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs; (e) soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater; (f) provides natural shade to mitigate heat island effects; (g) provides informal recreation spaces that are easily accessible for building occupants; (h) is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.	**AO29.1** Development locates deep-planting areas: (a) to protect existing significant vegetation including large subtropical shade trees; (b) to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; (c) within the front or rear set back to soften the built form for the street and adjoining premises. Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.	**RO29.1 Complies** – The proposed deep planting areas are appropriately located within the front, side and rear setbacks.
	AO29.2 Development provides deep-planting areas that are: (a) a minimum of 10% of the site area; (b) a minimum unobstructed dimension of 4m in any direction; (c) able to accommodate trees planted in natural ground; (d) 100% open to the sky; (e) can be accessed for maintenance purposes.	**RO29.2 Complies –** Total deep planting area has been provided at approximately 19.4%.
	AO29.3 Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which: (a) are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; (b) are subtropical tree species consistent with the Planting species planning scheme policy. Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and	**RO29.3 Will Comply** – As further detailed on the approved landscape concept plan.

	height to the building form should be selected. Tree height and canopy spread will be dependent on species.	
	AO29.4 Development ensures that deep-planting areas are exclusively for landscaping and do not contain: (a) vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; (b) surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; (c) sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.	**RO29.4 Complies** – The deep planting areas has been calculated to exclude these areas.
Private and communal open space		
PO30 Development provides communal space that must be designed to provide: (a) residents with passive and active recreation opportunities; (b) a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; (c) opportunity for a range of uses and flexible use.	**AO30.1** Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: (a) is a minimum of 5% or 40m2 of the site area, whichever is greater; (b) is one consolidated useable space, or where exceeding 100m2, two separate useable areas within the site; (c) is a minimum 50% open to the sky; (d) is a minimum of 25% landscaping; (e) is a minimum of 25% shaded by trees within 5 years; (f) is a maximum 25% as internal dedicated created space; (g) is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; (h) incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction. Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately. Note—In regards to (b) above, one space may be provided on ground as a swimming pool	**RO30.1** **(a) Complies** – In excess of 5% of the site area has been provided for the rooftop communal open space. **(b) Performance Solution** – Being a rooftop space, a single consolidated space is considered more usable and appropriate than two separate areas onsite. The concept of two sperate areas is achieved through the separation in roofed communal area and open communal areas within the space. **(c), (d), (e) & (f)** – The communal area is compliant with rooftop garden definition. **(g)(h) Complies** – The rooftop communal open space is of designed to accommodate relevant recreation facilities and paved area with a minimum dimension of 5m.

	and barbeque area with substantial landscaping, and another on the roof to take advantage of views. Note—Internal spaces may include a gymnasium, movie room or entertainment room. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	
	AO30.2 Development ensures that communal outdoor space areas do not contain: (a) vehicle driveways, manoeuvring or hardstand areas; or (b) surface structures and infrastructure such as rainwater tanks, transformers and water boosters. Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.	**RO30.2 Complies** – The communal roof top space has been calculated to exclude these areas.
PO31 Development must provide attractive and functional private open space for residents that: (a) is appropriately sized and located to enhance amenity and liveability for residents; (b) is designed to be functional for the use of the possible number of residents in each dwelling; (c) is designed to contribute to the form and detail of the building. Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.	**AO31.1** Development provides private open space which comprises: (a) for ground storey dwellings, a minimum area of 35m2 with a minimum dimension of 3m; (b) for dwellings above ground storey, a balcony with a minimum area of 12m2 and a minimum dimension of 3m. Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.	**RO31.1 As per existing approval and Complies** – As shown on the revised plans attached in Appendix A. All new units are provided with balconies within minimum 12sqm in size at the minimum 3 m dimensions.
	AO31.2 Development provides for private open space areas that are: (a) for the primary area, directly accessible from the internal primary living areas of the dwelling; (b) provided with a screened area of 2m2 minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.; (c) provided with adjustable, moveable or operable privacy screening where appropriate.	**RO31.2** **(a) Complies** – Private open space for units is accessible from primary living areas (i.e. living room / dining room / bedroom). **(b) Complies** – Refer to proposal plans. **(c) Not Applicable** – Adjustable privacy screening is not incorporated.

	AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.	**RO31.2 – As per existing approval and Complies**. New balconies have been located to the front and rear of the building.
	AO31.4 Development ensures that private open space areas do not contain: (a) vehicle driveways, manoeuvring or hardstand areas; or (b) surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.	**RO31.4 Complies** – Private open space has been calculated excluding these areas.
	AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes. Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.	**RO31.5 -** The maximum outdoor living areas have been positioned to the north where practical. Given the lot orientation.
Refuse storage and collection		
PO32 Development provides refuse and recycling collection and storage facilities that: (a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure; (b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; (c) provide for refuse and recycling including source separation;	**AO32** Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	**RO32 As per existing approval** – Refuse storage is provided onsite within a separate storage room within the car park. An indicative RCV standing area is identified on the driveway, demonstrating that the truck is able to stand onsite within proximity to the bin store for collection.

(d) are of a design that allows low-frequency service collection; (e) minimise ongoing building management cost for occupants. Note—Refer to the Refuse planning scheme policy for further guidance.		
Car parking, manoeuvring and hardstand areas		
PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.	**AO33.1** Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry. Note—This excludes driveway splays to the kerb.	**RO33.1 & RO33.2 As per existing approval** – As shown on the proposal plans attached in Appendix BC, the development provides an approximately 6.5m wide driveway to Emsworth Street.
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.	
	AO33.3 Development, where above-ground or partially above-ground car parking, is located so that: (a) the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; (b) building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. Refer to Figure v.	**RO33.3 Complies** – The building design extends over all levels, including the ground floor and vehicular entrance. Services, pipes and ducts will be appropriately designed and incorporated.
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: (a) does not dominate the street frontage of the development; (b) does not impact on the safety and efficiency of the road networks; (c) does not detract from the quality of adjoining streetscape or public spaces;	**AO34.1** Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located: (a) below ground; or (b) at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; (c) set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no	**RO34.1 – As per existing approval & Complies -** Additional residential car parking is provided in the lower basement.

(d) is safe and convenient for residents, visitors and service providers; (e) does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: (i) the proximity of dwelling houses or existing multiple dwellings on adjoining sites; (ii) the scale and detail of any parking structure walls when viewed from the street and adjoining properties; (iii) setback distances to mitigate impacts; (iv) the location of active frontages and public spaces. Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	neighbourhood plan applies or no requirements are specified in a neighbourhood plan, **Table 9.3.14.3.E;** (d) landscaped and screened from view of the street, other public areas and adjoining properties; (e) not in conflict with required vehicle queuing distances. Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.	
	AO34.2 Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.	**RO34.2 Not applicable**.
	AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: (a) the maximum combined height of basement structure, retaining walls and fencing is 2m; (b) structures and fences are finished with low-maintenance and pre-finished materials. Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.	**RO34.3 Not Applicable** – The components of basement parking onsite remain below ground.
	AO34.4 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is: (a) clearly signposted; (b) not located behind a security barrier; (c) not located on both sides of the driveway; (d) separated from the street frontage boundary by a 4m wide deep planting area.	**RO34.4 Complies** – Refer to the revised plans attached in **Appendix A.**

	AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.	**RO34.5 Not Applicable** – The development does not include a small-scale multiple dwelling.
PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are: (a) located to minimise noise and fumes disturbance on residents within and adjoining the site; (b) acoustically and visually screened to: (i) minimise the reflection of headlights into dwelling windows; (ii) attenuate noise impacts; (c) landscaped to: (i) soften the visual appearance of at grade hardstand areas; (ii) enhance pedestrian safety; (iii) improve visual amenity for the streetscape and urban area; (iv) provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas. Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	**AO35.1** Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is: (a) located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents; (b) screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site.	**RO35.1 As per the existing approval & Complies** – Car parking and manoeuvring areas are appropriately separated from habitable windows onsite. Screening to adjoining sites is provided through the building walls, landscaping and fencing.
	AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are: (a) acoustically screened from adjoining dwellings to a minimum height of 1.8m; (b) provided with a vegetated buffer next to any movement or parking areas: (c) a minimum of 1m wide along the side boundary; (d) a minimum of 2m wide along the rear boundary; (e) planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.	**RO35.2** **(a) Not Applicable** – Vehicle movement and parking areas are contained internal to the building. Additional acoustic screening over and above the building walls and standard boundary fencing is not considered to be required. **(b) As per the existing approval & Complies**– Landscaping is provided in excess of 1m to the side boundaries. Sufficient vegetation will be provided in these areas, with a landscape concept plan to be provided at a later stage of the project.
	AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides: (a) a minimum of 1 shade tree for every 6 car spaces;	**RO35.3 Not Applicable**.

	(b) trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.	
	AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides: (a) landscaping that is used to delineate safe pedestrian movement through car parks; (b) exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.	**RO35.4 Complies** – Refer to the proposal plans attached in Appendix A.
	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. Note–Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.	**RO35.5 Will Comply** – Refer to the proposal plans attached in Appendix A.
Transit oriented development		
PO36 Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through: (a) building design that enables future adaptation to facilitate non-residential uses; (b) provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points; (c) enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; (d) creating vibrant and attractive street environments and active public spaces at the edge of the railway	**AO36** Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that: (a) includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses; (b) provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; (c) provides or maintains safe, logical and direct pedestrian access to the railway or busway station	**RO36 Not Applicable** – The subject site is not located within 200m walking distance of a railway or busway station.

or busway station environment through pedestrian orientated building and landscape design.	entry points in accordance with the Infrastructure design planning scheme policy; (d) ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.	
Fencing and retaining walls		
PO37 Development provides fencing and retaining walls that must: (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape; (e) protect the privacy and amenity for residents and dwellings adjoining the site.	**AO37.1** Development ensures that, where fencing is provided: (a) along any common boundary to a street or public space, it is a maximum of: (i) 1.2m in height, where fence construction is solid or less than 50% transparent; (ii) 1.5m in height, where fence construction is at least 50% transparent; (iii) 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; (b) along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; (c) along any side boundary, where forward of the main building line to the front boundary, it is: (i) a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or (ii) a maximum of 1.5m in height, where fence construction is at least 50% transparent.	**RO37.1** (a) **Complies** – Refer to the revised plans attached in **Appendix A**. (b) **Will Comply**. (c) **Will Comply**.
	AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.	**RO37.2 Not Applicable.**
	AO37.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment;	**RO37.3 Will Comply** – If required.

	(b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.	
Adaptable housing		
PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.	**AO38** Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with **Table 9.3.14.3.D.**	**RO38 Not Applicable** – The proposed development does not include designated adaptable housing.
Additional requirements for sites with an area of 7,000m2 or greater, or for 20 or more dwellings if in the Emerging community zone		**Not Applicable**
Additional criteria for development if identified in a neighbourhood plan		
PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by: (a) exhibiting subtropical architectural excellence through design, treatment and articulation; (b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage place or local landmark; (i) providing a corner land dedication, if required, that: (ii) accommodates a deep-planted large feature tree within the dedication area; (iii) provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; (iv) accommodates high levels of pedestrian movement and a high quality pedestrian setting.	AO40.1 Development: (a) emphasises a landmark site identified in a neighbourhood plan and its setting; (b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; (c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; (d) provides an interesting and varied skyline and silhouette; (e) uses high-quality and durable materials and finishes; (f) integrates landscaping, building entries and the public realm at the ground plane. Note—The Council's Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy. **AO40.2** Development provides a corner land dedication adjacent to the existing verge area which: (a) complies with any dimensions identified in a neighbourhood plan;	**RO40 Not Applicable** – The subject site is not identified as a landmark site.

Note—A neighbourhood plan may indicate whether or not a land dedication is required.	(b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; (c) is embellished in compliance with the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	
PO41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.	**AO41.1** Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.	**RO41 Not Applicable** – The subject site is not located within an identified view corridor.
	AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by: (a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; (b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood;	**AO42.1** Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: (a) building entries on both street frontages; or (b) a single main entry at the corner.	**RO42 Not Applicable** – The subject site is not identified as a significant corner site.
	AO42.2 Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which: (a) complies with any dimensions identified in the neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the road corridor design section	

(d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; (e) if a corner land dedication is required: (i) accommodating a deep-planted feature tree within the dedication area; (ii) providing a building envelope that acknowledges and respects the presence of the feature tree canopy. Note—A neighbourhood plan will indicate whether or not a land dedication is required.	of the Infrastructure design planning scheme policy; (c) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	
	AO42.3 Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.	
If in the Infill housing zone precinct of the Character residential zone		**Not Applicable**

7.3 Airport Environs Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section A—If in the OLS sub-categories or the PANS-OPS sub-categories		
General		
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane or Archerfield airports.	**AO1** Development does not penetrate or create any physical obstruction into the OLS or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane or Archerfield airports. Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.	**RO1 Complies –** The proposed development is not considered to be a physical obstruction into the Brisbane Airport operational airspace as the development remains below the maximum height allowable along Emsworth St (8 storeys) onsite. Refer to the discussion provided in **Section 6.1** of the planning report.
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane or Archerfield airports. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.	**AO2** Development does not emit into the OLS: (a) a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; (b) smoke, dust, ash, steam or other airborne particulate.	**RO2 Not Applicable –** Development for a multiple dwelling is not considered to emit gaseous plumes, smoke, dust, ash, steam or other airborne particulates into the OLS.

7.4 Road Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section A—If for self-assessable or assessable development for a material change of use		
PO1 Development ensures that: (a) vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: (i) the road hierarchy shown on the Road hierarchy overlay map; (ii) public transport operations;	**AO1.1** Development ensures that an access driveway is provided from: (a) a minor road; (b) a district road or suburban road if the development has high traffic-generating potential.	**RO1.1 As per Approval & Complies –** Access is provided to Emsworth Street which has been classified as a 'Minor Road'.
	AO1.2	**RO1.2 Complies –** Emsworth Street is not an identified freight route.

(iii) pedestrian and cyclist movement; (b) site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.	Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	**RO1.3 Complies –** Refer to **RO1.1** above.
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	**RO1.4 Not Applicable –** No access onto a 'Major Road' is required or proposed.
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.	**RO1.5 Not Applicable –** The subject site is not located fronting an arterial road.
Section B—If for assessable development for a material change of use		
PO2 Development does not compromise the safety, efficiency, function, convenience of use or capacity of the operation of the existing and future road hierarchy, and addresses all the impacts on the road hierarchy.	**AO2.1** Development ensures that the traffic generated by the development is consistent with the adjoining road's hierarchical classification, function and expected traffic flows.	**RO2.1 Complies –** Based on the medium and heigh density zoning of the street, it is considered that the level of suburban traffic would align with the function and expected traffic flows.
	AO2.2 Development mitigates an impact on the road hierarchy if the development: (a) is for a major development; or (b) involves an access driveway to a major road; or (c) involves an access driveway within 100m of a signalised intersection.	**RO2.2 Not Applicable –** (a) Further to **RO2.1** above, the development is not considered to be major. (b) Refer to **RO1.1** above. (c) The subject site is not located within 100m of a signalised intersection.
Section C—If for assessable development for a material change of use or reconfiguring of a lot		
PO3 Development makes provision for future extension, expansion and widening of the existing and future road hierarchy where required.	**AO3** No acceptable outcome is prescribed.	**RO3 Not Applicable –** Emsworth Street is not located on PIP mapping for any road widening.
If on a site in or adjacent to a planned infrastructure corridor on an Infrastructure corridor plan		
PO4 Development protects a planned infrastructure corridor on an Infrastructure corridor plan, being:	**AO4** Development protects a planned infrastructure corridor identified on an Infrastructure corridor plan in accordance with the Infrastructure design planning scheme policy.	**RO4 Not Applicable –** The site is not identified within a planned infrastructure corridor.

(d) planned trunk infrastructure beyond the planning horizon for which a level of strategic and concept design planning has been carried out by the Council; (e) an item of development infrastructure of importance for future development in the planning scheme area; (f) for the maintenance of proper standards in local development.		

7.5 Streetscape Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section A—If for self-assessable 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.	**RO1 Complies –** The existing verge width to Emsworth Street is considered to comply with the requirements of the Infrastructure Design PSP (i.e. 3.75m for Neighbourhood Street Minor).
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.	**RO2.1 Not Applicable –** No street trees are to be removed.
	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.	**RO2.2 Will Comply –** The development is not required to provide street furniture or lighting, with street trees and a footpath to be conditioned if required.
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: (a) facilitates a high level of pedestrian movement and activity; (b) enforces the sense of arrival to individual precincts and major connections;	**AO3.1** Development ensures that a corner land dedication is provided: (a) where identified in the Streetscape hierarchy overlay map; (b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice	**RO3 Not Applicable –** The subject site is not outlined within either the streetscape hierarchy or neighbourhood plan to provide corner land dedication.

(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.	standards in the Infrastructure design planning scheme policy.	
	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	
	AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	
PO4 Development supports and contributes to the formation of an integrated and continuous through-block pedestrian and bicycle network that: (a) facilitates convenient, safe, logical, active, legible and direct access to centres of activity, public transport facilities and public open spaces, including small-scale spaces; (b) ensures the continuation of adjoining existing links to create an integrated and continuous through-block pedestrian network.	**AO4** Development ensures that cross block links are provided: (c) where identified in the Streetscape hierarchy overlay map; (d) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy. Note—Cross block links are shown in the general location in which they are needed.	**RO4 Not Applicable –** No cross block links are located onsite or required by this development.
PO5 Development ensures that cross block links: (e) are designed and are of a width scale that reflects their function and location; (f) have a strong street presence that signifies that they are publicly accessible;	**AO5.1** Development ensures that cross block links are provided: (j) where identified in the Streetscape hierarchy overlay map; (k) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice	**RO5 Not Applicable.**

(g) create a 24-hour publicly accessible space with equitable access; (h) are of sufficient width to accommodate desired embellishments, pedestrian movement and activities and enable clear sightlines; (i) are effectively signed, accessible and assist in way-finding.	standards in the Infrastructure design planning scheme policy. **AO5.2** Development ensures that a cross block link: (l) is dedicated to the Council; (m) creates a 24-hour publicly accessible space with equitable access; (n) is provided at-grade with an adjoining public area and connects safely without any lip or step; (o) incorporates crime prevention through environmental design principles; (p) incorporates a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m; (q) provides lighting and shelter; (r) has signage at each end identifying the connection provided; (s) is straight and allows for visual connection to the other end; (t) does not contain and is not adjacent to bin collection and car parking areas; (u) is not used for vehicle access including service vehicle access. Note—Refer to the Crime prevention through environmental design planning scheme policy.	

7.6 Changes to Approval Package

With reference to the Drawings and Documents schedule of the existing approval, we ask that the plans attached in Appendix A and specialist plans are included/updated as per table below.

7.6.1 Plans

Plans to be updated/add are highlighted in red.

	Existing Approved Drawing No.	Proposed Modified Drawing
Landscape Areas Plan	1608-LCP3 (Amended In Red 09-MAR-2022)	1608-LCP3 (Amended In Red 09-MAR-2022)
Site Plan	~~SK-01, Rev: B~~	SK-01, Rev: F
Basement Level Floor Plan		SK-02a, Rev: F
Basement Level Floor Plan	~~SK-02, Rev: B~~	SK-02, Rev: F
Ground Level Floor Plan	~~SK-03, Rev: B~~	SK-03, Rev: F
Level 1 Floor Plan	~~SK-04, Rev: B~~	SK-04, Rev: F
Level 2-4 Floor Plan	~~SK-05, Rev: B~~	SK-05, Rev: F
Level 5 Floor Plan		SK-06, Rev: F
Level 6 Floor Plan		SK-07, Rev: F
Roof Deck Roof Plan	~~SK-06, Rev: B~~	SK-08 Rev: F
Elevations	~~SK-07, Rev: B~~	SK-08, Rev: F
Elevations	~~SK-08, Rev: B~~	SK-10 Rev: E
Landscape Concept Plan - Ground Floor	1608-LCP1 (Amended In Red 09-MAR-2022)	1608-LCP1 (Amended In Red 09-MAR-2022)
Landscape Concept Plan - Roof Deck	1608-LCP2 (Amended In Red 09-MAR-2022)	1608-LCP2 (Amended In Red 09-MAR-2022)
Concept Stormwater Plan	SK01 Rev B	SK01 Rev B

7.6.2 Conditions

In addition to the revised plans, a condition is required to be updated. This includes:

- Condition 24: Updated car parking and bicycle numbers;

A complete list of plan numbers and conditions to be amended is provided in **Appendix D (.doc format)** as required.

7.6.3 Infrastructure Charges Notice

Pursuant to Section 119(6) of the Planning Act 2016, as part of this change request, we ask that Council update the ICN to reflect the revised unit breakdown and increased unit numbers.

7.7 Extension of Time

As previously outlined above, the subject site contains an existing approval with a currency period until the 2nd of November 2026. The applicant is therefore also seeking an extension to the relevant period, pursuant to Section 86 of the Planning Act 2016 for the current approval over the abovementioned site. It is considered that an increased extension to the currency period is warranted in this instance to enable completion of construction of the revised development, plans registrations and commencement of use. As such, in accordance with 86(2)(a) of the Planning Act 2016 this letter acts as written notice to request an extension to the currency period up to and including the **2nd of November 2030**.

8. Conclusion

This application is made in respect of an 'other change' in accordance with Section 82, and Extension to Currency Period in accordance with Section 86, of the Planning Act 2016.. As required, this report has demonstrated that the proposed changes are consistent with the intent and requirements of the Brisbane City Plan 2014. We are of the opinion that the revised proposal:

- Complies with the overall performance outcomes of the relevant codes;
- Will make a positive contribution to the streetscape;
- Is infill development that makes efficient use of the existing infrastructure; and
- Provides for much needed additional housing stock.

In conclusion, it is recommended that the proposed development be considered favourably by Council, and subsequently approved subject to reasonable and relevant conditions.