



TOWN PLANNING REPORT CHANGE APPLICATION (S82 OTHER CHANGE) DEVELOPMENT APPLICATION

MATERIAL CHANGE OF USE
MULTIPLE DWELLINGS (5 UNITS) AND ROL (1 INTO 5 LOT)
SUBDIVISION
UPON LAND AT
54 TOOMBUL TERRACE NUNDAH QLD 4012

ON BEHALF OF
HERRIGAN ENTERPRISES PTY LTD ATF HERRIGAN
INVESTMENT TRUST

OUR REFERENCE: 260426



PROJECT DETAILS

Applicant:	Herrigan Enterprises Pty Ltd ATF Herrigan Investment Trust
Project Address:	54 Toombul Terrace, Nundah QLD 4012
TPA Project Number:	260426
TPA Project Contact:	Jordan Holman Zoe Richards

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1 EXECUTIVE SUMMARY

This report is submitted on behalf of *Herrigan Enterprises Pty Ltd ATF Herrigan Investment Trust* in support of an Other Change in accordance with s78 & 82 of the *Planning Act 2016* to the existing Development Permit (A005481133) over the sites at 54 Toombul Terrace, Nundah Qld 4012, more particularly described as Lot 3 RP 129567.

This report addresses the merits of the proposed Change Application with respect to the provisions of the *Brisbane City Plan 2014* and the relevant components of the *Planning Act 2016*.

This Change Application relates to an existing development approval which was originally granted by Council on 25 November 2020 for a Material change of use (Development Permit) for a Multiple dwelling (5 Units) (A005481133). This Change has also been informed by the previous approval granted by Council on 15 July 2022 for a Reconfiguring a lot (1 into 5 lots), Volumetric Subdivision - Common property.

The proposed change seeks to consolidate the previously approved MCU and ROL into a single development approval. To facilitate this outcome, an Other Change is proposed to the Material change of use approval (A005481133) to incorporate a Development Permit for Reconfiguration of a lot. Upon approval, the previously approved standalone Reconfiguration of a lot approval will no longer be required and will effectively be superseded.

Furthermore, since the original approvals were issued, the development has progressed through detailed design, resulting in minor amendments to the approved architectural design, site layout, civil works and stormwater management strategy.

In accordance with s78 of the *Planning Act 2016*, an Other Change is sought to the development permit previously granted by Brisbane City Council (A005481133), to be assessed under Impact Assessment procedures.

In accordance with the provisions in s82 of the *Planning Act 2016*, an Other Change is to be assessed 'in the context of the development approval' with the relevant provisions to apply as if the change application were the original development application, with the changes included, but was made when the change application was made. However, only the matters for assessment that are relevant to assessing the change in the context of the original approval are relevant to the assessment.

The proposal seeks to deliver a residential apartment building comprising five townhouse style dwelling units across three storeys.

Under the *Brisbane City Plan 2014*, the site is located within the Low-medium density residential (2 or 3 storey mix) zone, which provides for a mix of low to medium density housing, including dwelling houses, dual occupancies, row houses and low-rise multiple dwellings, while ensuring a sensitive transition to adjoining lower density residential areas and surrounding centres or major transport corridors. The proposal is considered consistent with the purpose of the Low-medium density residential (2 or 3 storey mix) zone, as the development:

- Delivers a high-quality residential built form that reinforces the intended residential character of the area;
- Incorporates architectural articulation, landscaping and subtropical design elements consistent with the design outcomes sought for the locality;
- Provides a scale and massing that is generally consistent with the established and emerging built form of the locality, including an appropriate transition between the differing height limits that apply within the surrounding area;
- Remains consistent with the scale and intensity of development anticipated within the broader precinct and achieves a built form outcome that is compatible with nearby approved and existing development;

- Includes a revised earthworks and stormwater management strategy that provides a practical and appropriately mitigated response to the site's drainage constraints while maintaining compatibility with surrounding development and acceptable residential amenity outcomes; and
- Incorporates building elements to improve access to natural light and ventilation for mid-block units in accordance with subtropical design principles, without materially altering the overall scale or character of the approved development.

Overall, the proposal is identified as meeting the relevant requirements of the *Brisbane City Plan 2014*. As such, the application should be approved subject to reasonable and relevant conditions.

2 PROJECT OVERVIEW

Applicant Name	Herrigan Enterprises Pty Ltd ATF Herrigan Investment Trust			
Site Address	54 Toombul Terrace, Nundah QLD 4012			
Real Property Description	Lot 3 RP 129567			
Area of Site	1,004m ²			
Development Scheme	Brisbane City Plan 2014			
Zone	LMR2 Low-medium density residential (2 or 3 storey mix) zone			
Proposed Development	Other Change – Multiple dwellings (5 units) and ROL (1 into 5 lots)			
Details of Proposal	Material Change of Use			
	Units	5	Car Parks	17
	Building Height	<11.5m	Storeys	3
	Density	1 bedroom per 50.2m ²	Site Cover	51%
Application Type	Aspects of Development		Type of Approval Required	
			Preliminary Approval	Development Permit
	Material Change of Use			✓
	Reconfiguration of a Lot			✓
	Building Work			
	Operational Work			
Level of Assessment	Impact Assessable			
Pre-lodgement / Consultation History	N/A			
Referral Agencies	Referral Agency		Trigger	
	N/A		N/A	
Specialist Report	- Architectural Plans prepared by <i>Jazz Designs</i>; - Plan of Proposed Subdivision prepared by <i>Bennett + Bennett</i>; - Landscape Concept Plan prepared by <i>LAUDink</i>; and - Site Based Stormwater Management Plans prepared by <i>CMT Engineers</i>. - Preliminary Engineering Plan prepared by <i>CMT Engineers</i>.			
Applicant Contact	Jordan Holman/ Zoe Richards			
Applicant Email	eda@tpalliance.com.au			

3 BACKGROUND & SITE CHARACTERISTICS

3.1 Site Details

Site Address	54 Toombul Terrace, Nundah QLD 4012
Real property description	Lot 3 RP 129567
Area of site	1,004m ²
Zone	LMR2 Low-medium density residential (2 or 3 storey mix) zone

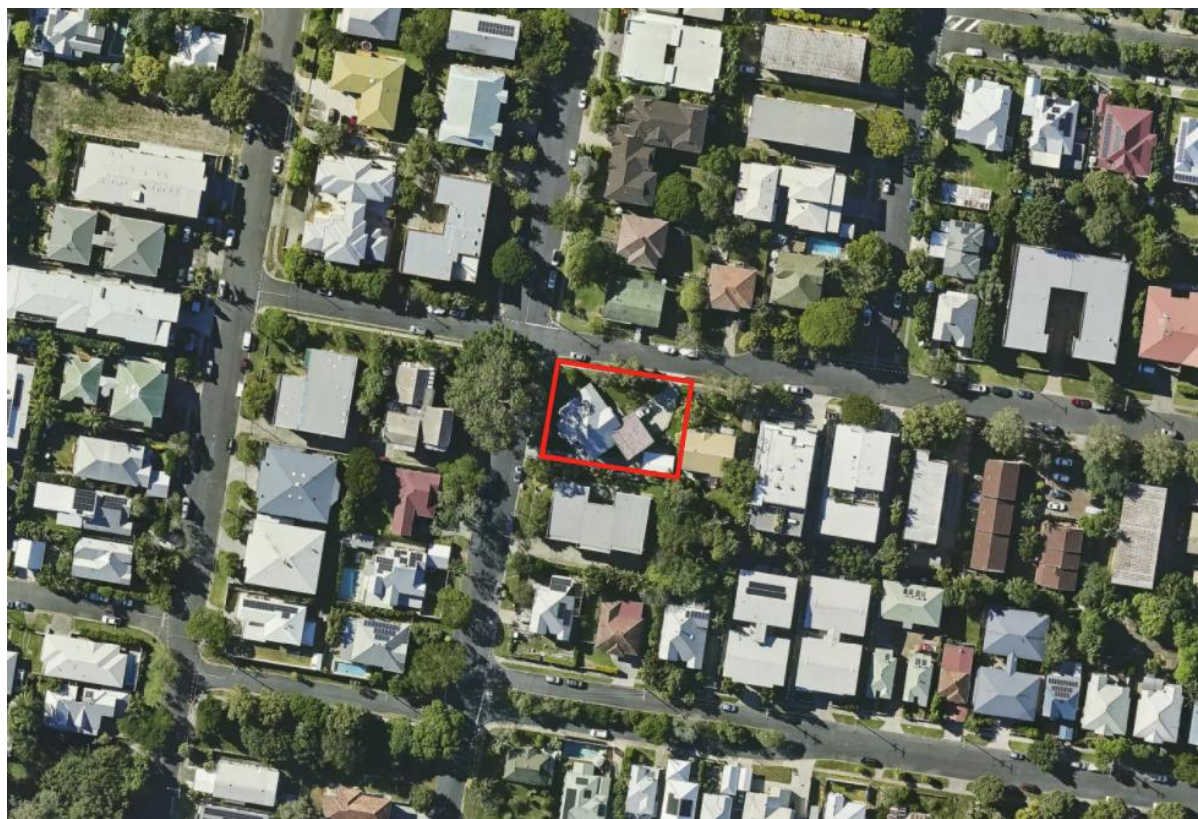


Figure 1: Aerial Impact of Subject Site (Dated April 2026)

3.2 Location

The subject site is located on land at 54 Toombul Terrace, Nundah QLD 4012 and more particularly described as Lot 3 RP 129567.

Under the Brisbane City Plan, the subject site is identified as being contained within the LMR2 Low-medium density residential (2 or 3 storey mix) zone, and the Toombul-Nundah neighbourhood plan – Toombul West precinct – NPP-006. As illustrated below in Figure 2, the surrounding locality comprises land similarly zoned Low-medium density residential.



Figure 2: Brisbane City Council - Zoning Map

3.3 Site Characteristics

The subject site consists of a single corner allotment located at 54 Toombul Terrace, Nundah, formally described as Lot 3 on RP129567. The subject site benefits from frontages to both Toombul Terrace (primary) of approximately 28m and to Westacott Street of approximately 38m.

3.3.1 Vegetation

The subject site does not contain any significant landscape vegetation nor is vegetation identified as being protected by Council's Natural Asset Local Law. The frontage of the site is identified to contain two (2) street trees, neither of which will be impacted by the proposed changes.

3.3.2 Topography

The topography of the site is identified as sloping from 25m AHD at the north western boundary to 20m AHD at the south eastern boundary of the site.

3.3.3 Servicing

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

3.3.4 Flooding

Council's interactive mapping and Floodwise Property Report identifies that the subject site is not susceptible to flooding from any source

3.4 Site History

An overview of the relevant application history for the subject site is detailed below:

- **A005297021 - Material change of use**

On 22 May 2020, Council granted approval for a Material change of use (Development Permit) for Multiple dwellings (5 units) onsite at 54 Toombul Terrace Nundah. Specifically, the approved development comprised a two-storey building with a partially subterranean basement, accommodating a total of five units.

- **A005481133 – Material change of use**

On 25 November 2020, Council granted approval for an Other Change to the above-mentioned approval for Material change of use (Development Permit) for Multiple dwellings (5 units) onsite at 54 Toombul Terrace Nundah. The approved changes primarily involved the addition of a bedroom within the previously approved upper-level void, resulting in the introduction of a third storey, and increasing the level of assessment from Code Assessable to Impact Assessable.

The approved plans are shown section 4.1.1 below.

- **A005998655 – Reconfigure a lot**

On 15 July 2022, Council granted approval for a Reconfiguring a lot (1 into 5 lots), Volumetric Subdivision - Common property. The approved Plan of Proposed Subdivision is shown in Figure 3 below.

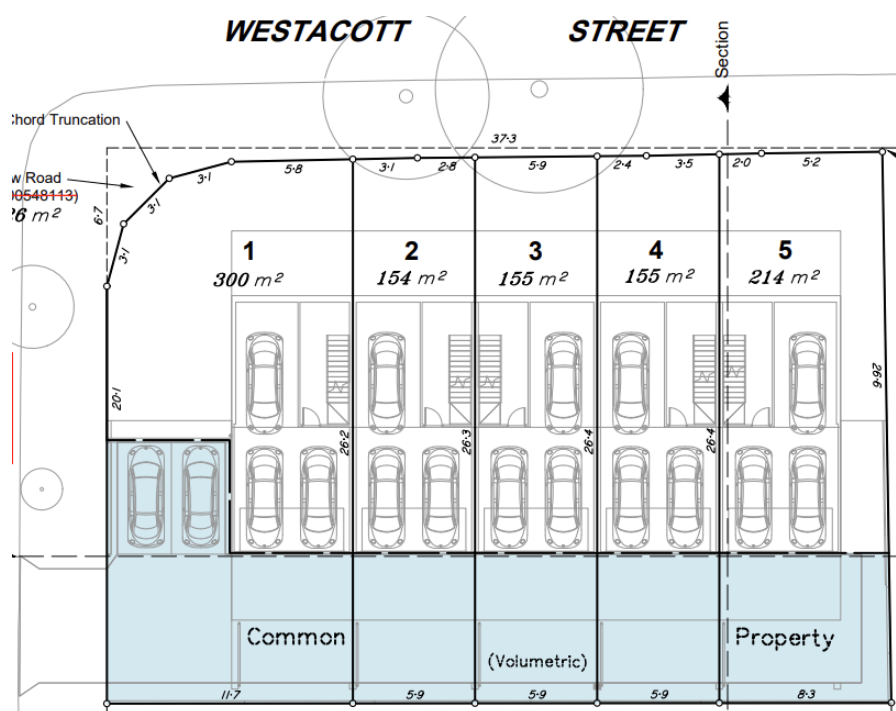


Figure 3: Approved Plan of Subdivision (A005998655)

4 SUMMARY OF CHANGES

This Other Change application seeks to amend the most recent development approval issued by Council on 25 November 2020 for a Development Permit for a Multiple dwelling (5 units), referenced A005481133.

The proposed change seeks to consolidate the previously approved Material change of use (MCU) approval (A005481133) and Reconfiguration of a lot (ROL) approval (A005998655) into a single development approval. To facilitate this outcome, an Other Change is proposed to the Material change of use approval (A005481133) to incorporate a Development Permit for Reconfiguration of a lot. Upon approval, the previously approved standalone Reconfiguration of a lot approval will no longer be required and will effectively be superseded.

Furthermore, since the original approvals were issued, the development has progressed through the detailed design phase during which the previously approved stormwater pump solution was determined to be unviable as a practical long-term stormwater management approach for the development. In response, changes have been made to the servicing, and earthworks strategy across the site to facilitate gravity drainage towards Westacott Street and Toombul Terrace.

In addition to the proposed stormwater amendments, the development has undergone further design review and refinement in consultation with the project team, including the applicant, consultants and certifier, to better facilitate building approval and construction outcomes. The proposed amendments have also been informed by purchaser feedback to better align the development with market expectations while improving the functionality, efficiency and constructability of the approved design.

Accordingly, the application seeks a number of minor amendments to the approved development, primarily relating to the architectural design, site layout and associated civil works. The proposed changes do not alter the fundamental nature, scale, intensity or overall development yield of the approved Multiple dwelling and are considered to represent a logical and appropriate evolution of the approved design.

Please refer to the Table 1 below detailing the new plan set submitted with this request for approval:

Table 1: Outline of amended plans

TITLE	DRAWING NUMBER	REV	PREPARED BY
Cover Sheet	0.00	REV B	Jazz Designs
Site Plan	1.01	REV B	Jazz Designs
Area Plan	1.02	REV B	Jazz Designs
Deep Planning & POS	1.03	REV B	Jazz Designs
Basement Floor Plan	2.00	REV B	Jazz Designs
Ground Floor Plan	2.01	REV B	Jazz Designs
First Floor Plan	2.02	REV B	Jazz Designs
Roof Plan	2.11	REV B	Jazz Designs
Elevations	3.01	REV B	Jazz Designs
Elevations	3.02	REV B	Jazz Designs
Building Sections	3.11	REV B	Jazz Designs
Building Sections	3.12	REV B	Jazz Designs
Coversheet & Drawing Index	SK001	REV A	LAUD Ink

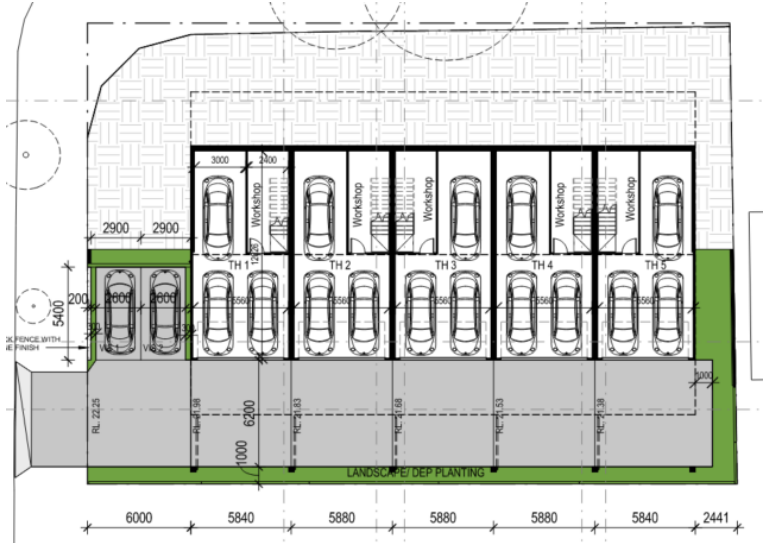
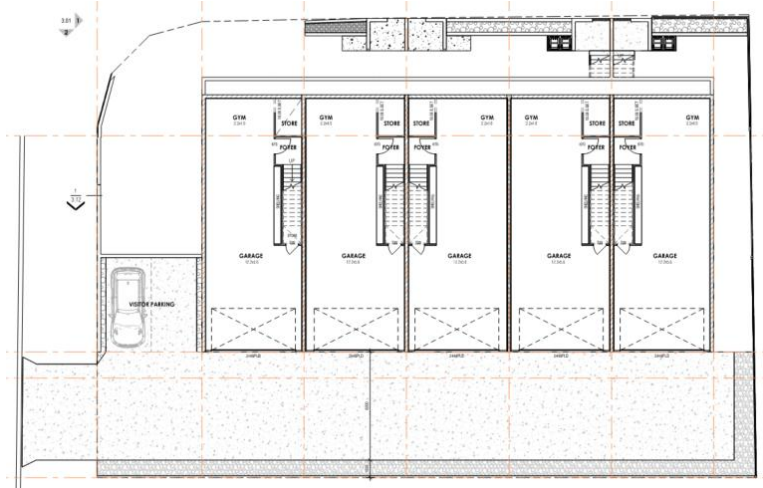
TITLE	DRAWING NUMBER	REV	PREPARED BY
Sitewide Ground Floor Planting Plan	SK002	REV A	LAUD Ink
First Floor Planting Plan	SK003	REV A	LAUD Ink
Plant Species Schedule, Images & Notes	SK020	REV A	LAUD Ink
Cover Sheet & Drawing Index	C000	Issue A	CMT Engineers
Roadworks & Drainage Layout Plan	C101	Issue A	CMT Engineers
Internal Pavement Joint Layout Plan	C102	Issue A	CMT Engineers
Internal Pavement Joint Details & Notes	C103	Issue A	CMT Engineers
Stormwater Catchment Plan	C201	Issue A	CMT Engineers
Stormwater Drainage Notes & Details	C202	Issue A	CMT Engineers
Bulk Earthworks Notes	C301	Issue A	CMT Engineers
Bulk Earthworks Plan	C302	Issue A	CMT Engineers
Bulk Earthworks Sections	C303	Issue A	CMT Engineers
Erosion & Sediment Control Layout Plan	C401	Issue A	CMT Engineers
Erosion & Sediment Control Notes & Details	C402	Issue A	CMT Engineers
Signs & Line Marking Plan	C701	Issue A	CMT Engineers
Site Based Stormwater Management Report	C26-219	Issue 1	CMT Engineers
Plan of Proposed Subdivision	211186_001_PRO	E	Bennet + Bennett

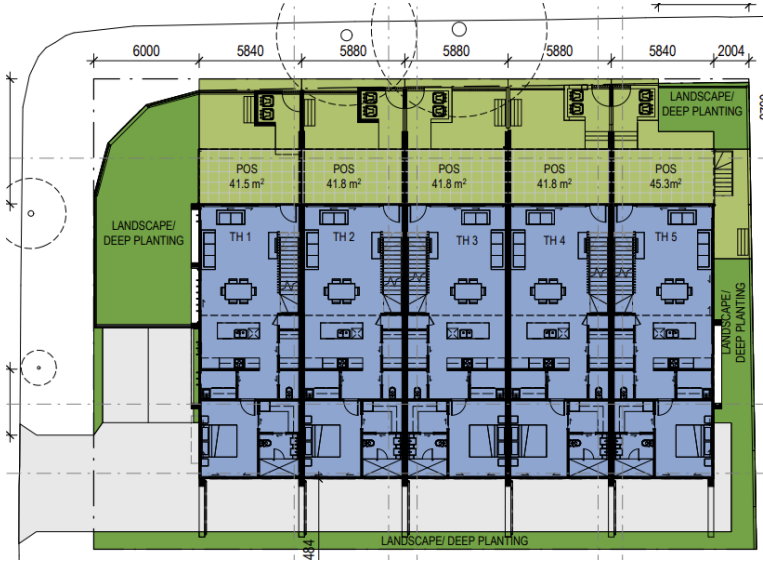
4.1.1 Architectural Updates

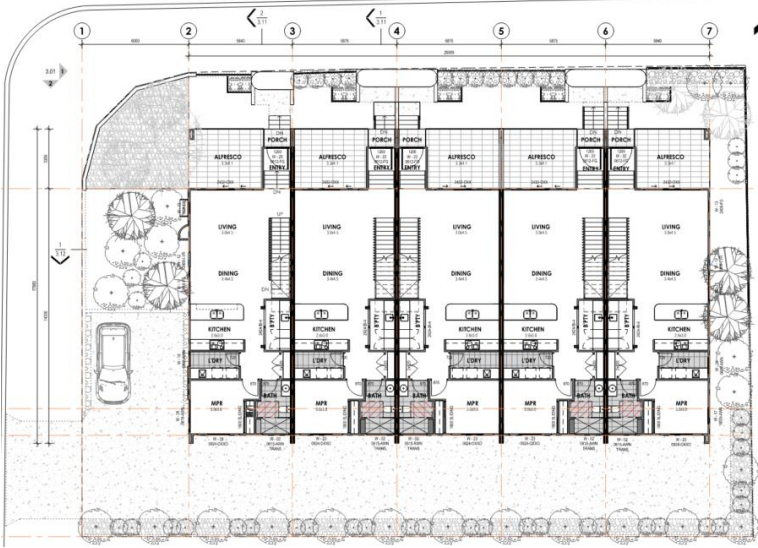
The changes can be seen in the updated Architectural Plans prepared by *Jazz Designs*, and are outlined as follows;

	A005481133	AMENDED CONCEPT	DIFFERENCE
Units	5 units	5 units	No change
Total Bedrooms	3x three-bedroom units 2x four-bedroom units	5x four-bedroom units	+ 3 bedrooms
Site cover	54%	51%	-3%
Storeys	3 storeys	3 storeys	No changes
Car parks	17 Carparks	17 Carparks	No changes

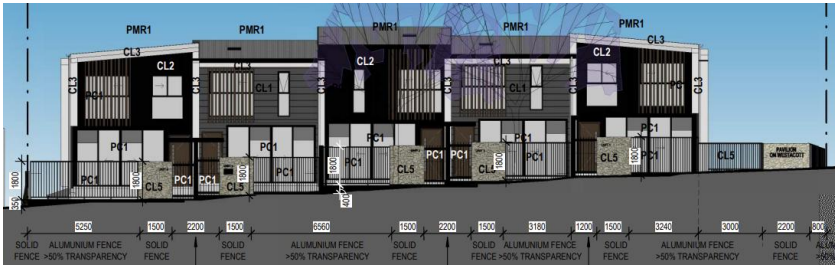
Specifically, the proposed changes are as follows.

PLAN	DETAILS OF PROPOSED CHANGE
BASEMENT PLAN	The development largely retains the approved basement design, with a comparable layout, parking provision, and access arrangements. Internally, each townhouse has been subject to minor reconfigurations to provide an enlarged under-stair storage area at the rear of each garage. While the width of each unit remains consistent with the approved plans, a slight increase in overall building depth is proposed, resulting in each unit having an extended length of approximately 14.5m, compared to the previously approved 12m. See Figure 4 - Figure 5 below for details.  Figure 4: Approved basement plan (A005481133)  Figure 5: Proposed basement plan

PLAN	DETAILS OF PROPOSED CHANGE
GROUND LEVEL	The development largely retains the approved external features at ground floor, including comparable entryways, bin storage, and private open space areas. The front doors to each townhouse have been repositioned slightly closer to Westacott Street, creating a more prominent and legible entry. As a result, the private open space associated with each unit has been marginally reduced, as follows; ▪ Unit 1: Reduced from 41.5m² to 34m² ▪ Unit 2: Reduced from 41.8m² to 35m² ▪ Unit 3: Reduced from 41.5m² to 35m² ▪ Unit 4: Reduced from 41.5m² to 35m² ▪ Unit 5: Reduced from 45.3m² to 36m² Despite these reductions, the resultant private open spaces are considered functional, meeting the minimum dimensional requirements and overall are more accurately dimensioned based on true usable area. Accordingly, the proposed private open space provision is considered to provide suitable open space amenity for future occupants compliant with the Multiple dwelling code. Internally, each townhouse at ground floor remains generally consistent with the approved plans, with only minor reconfiguration undertaken to accommodate larger laundry spaces, enlarged ground floor bathrooms, and the removal of the secondary toilet. Refer to Figure 6 and Figure 7 below for details.  Figure 6: Approved level 1 (ground) floor plan (A005481133)

PLAN	DETAILS OF PROPOSED CHANGE
	 <i>Figure 7: Proposed level 1 (ground) floor plan</i>
UPPER (SECOND) LEVEL	As outlined above, the applicant has undertaken a design refinement process which has resulted in a number of minor modifications to the building footprint. At the upper (second) level, this has resulted in the units being stepped and slightly staggered along the Westacott Street frontage, leading to minor reductions and improvements to the previously approved setbacks. The refinement process has also resulted in an extension of the Level 2 floorplate by approximately 1m, providing closer alignment with the lower-level building footprint. In addition, internal reconfiguration has been undertaken across each unit to improve circulation, functionality, and storage provision. As noted above, each townhouse is subject to minor reconfiguration to achieve a more functional and usable living arrangement for future occupants. In this regard, the following amendments are proposed for Townhouses 01 and 05 (outer units): ▪ Reconfiguration of Bedrooms 2 and 3 to provide a shared “Jack and Jill” bathroom arrangement; ▪ Reorganisation of the study area to facilitate the inclusion of a walk-in robe to Bedroom 3; and ▪ Internal reconfiguration of the layout to provide a larger and more functional primary suite. In relation to Townhouses 02 - 03 (inner units), the proposed amendments include: ▪ Removal of the multipurpose area and inclusion of a fourth bedroom; ▪ Reconfiguration of internal areas to enable Bedrooms 3 and 4 to share a “Jack and Jill” bathroom; and ▪ Internal reconfiguration of the layout to provide a larger and more functional primary suite.

PLAN	DETAILS OF PROPOSED CHANGE
	Figure 8: Approved level 2 floor plan (A005481133) Figure 9: Proposed Level 2 floor plan

PLAN	DETAILS OF PROPOSED CHANGE
ELEVATIONS	In response to consultant and client input, a design refinement process has been undertaken, resulting in updates to material selection and façade treatment. These changes are reflected in the Amended Architectural Proposal Plans prepared by Jazz Designs, submitted as part of this application. Notwithstanding these amendments, the proposed design generally retains the approved built form and architectural language, with changes primarily limited to detailing's, roofline, fencing, window treatment, and façade articulation. The revised design places greater emphasis on refined window treatments, the retention of layered architectural elements, the introduction of a warmer colour palette, and the incorporation of a cleaner parapet roof form to reduce overall visual clutter. The proposed changes to the building will ensure that modulation and articulation are still achieved with the use of differing external building materials and breaks in form to achieve a similar appearance to that approved. A varied material pallet including vertical cladding, aluminium batten screening, feature stone tile, render, fibre cement sheeting, louvre screening, and batten balustrading has been incorporated to break up the built form and promote a high-end and contemporary building design. Refer to Figure 10 to Figure 17 below for a comparison between the approved and proposed plans. <u>Northern Elevation</u>  <i>Figure 10: Approved northern elevation (A005481133)</i>  <i>Figure 11: Proposed northern elevation</i>

PLAN	DETAILS OF PROPOSED CHANGE
	<u>Eastern Elevation</u>  <i>Figure 12: Approved eastern elevation (A005481133)</i>  <i>Figure 13: Proposed Eastern Elevation</i> <u>Southern Elevation</u>  <i>Figure 14: Approved southern elevation (A005481133)</i>

PLAN	DETAILS OF PROPOSED CHANGE
	 <i>Figure 15: Proposed southern elevation</i> <u>Western Elevation</u>  <i>Figure 16: Approved western elevation (A005481133)</i>  <i>Figure 17: Proposed western elevation</i>

Building Height

It is noted that the proposed design results in an increase in overall building height when compared to the previously approved development. The proposal maintains the same number of storeys as previously approved (three storeys). However, to achieve a lawful point of discharge to the street drainage network, site levels have been raised, resulting in corresponding increases to the finished floor levels of each dwelling. Consequently, portions of the buildings extend above 9.5m to a greater extent than under the existing approval.

A secondary contributor to the increased building height is the introduction of clerestory window elements within the three internal townhouses. These windows extend above the adjoining roofline to provide improved access to natural light and ventilation for the mid-block units, consistent with established subtropical design principles. Notably, these windows and subsequent additional height is limited to the three internal dwellings and are substantially setback from all site boundaries. As a result, they have limited visibility from adjoining properties and the street, thereby minimising any potential visual or amenity impacts on surrounding residential development.

Importantly, the increase in building height does not arise from the addition of extra storeys or any substantial intensification of the approved built form. Rather, it results from necessary adjustments to site and floor levels to facilitate viable stormwater drainage outcomes, together with minor roof form modifications that enhance the amenity and environmental performance of the internal dwellings.

A comparison between the approved and proposed building heights is provided below.



Figure 18: Approved long-section (A005481133)



Figure 19: Proposed long-section

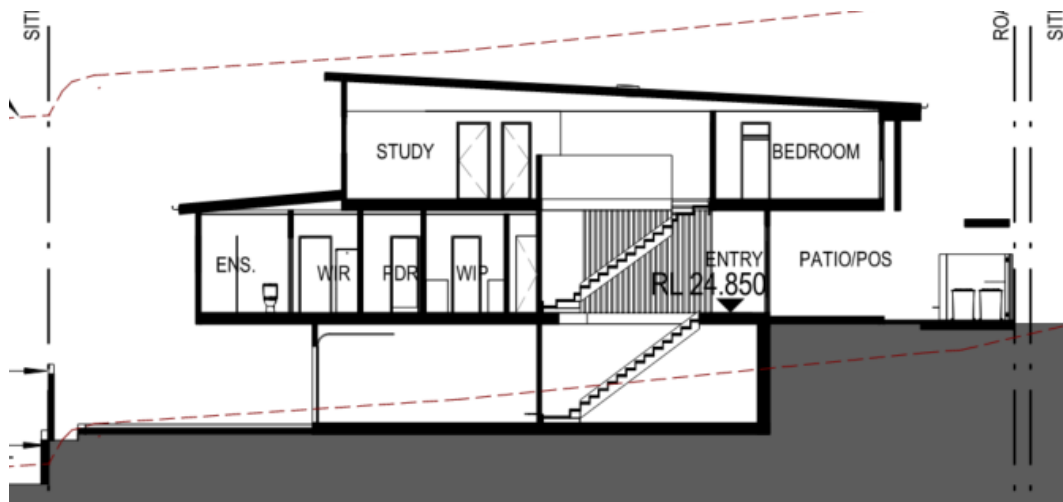


Figure 20: Approved section - mid-block (A005481133)

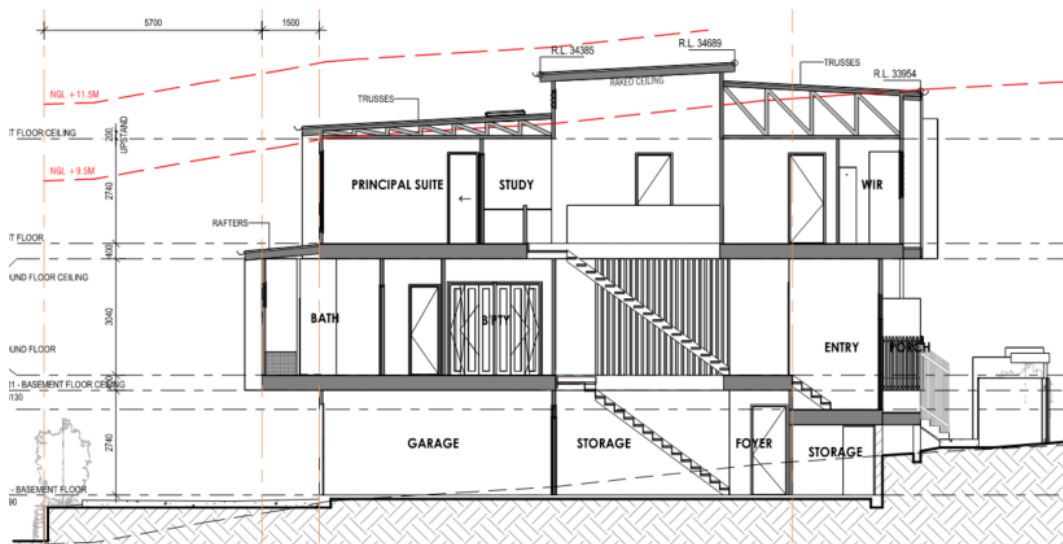


Figure 21: Proposed section- mid-block



Figure 22: Approved section - end-block (A005481133)

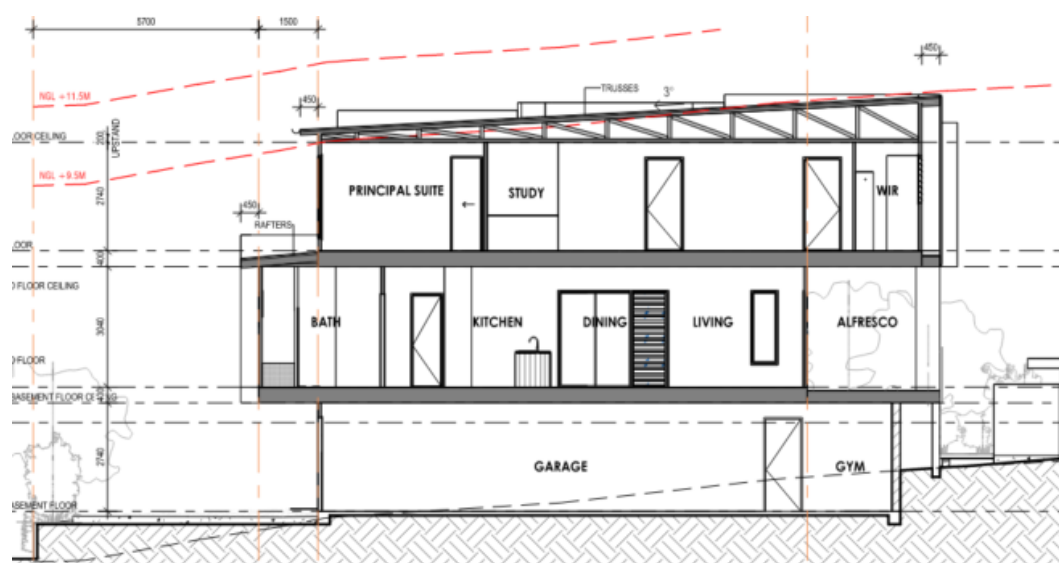


Figure 23: Proposed section- end-block

The subject site is located within the Toombul–Nundah neighbourhood plan area. Table 7.2.20.2.3.B of the Toombul–Nundah district neighbourhood plan code provides that sites greater than 1,000m² may accommodate buildings up to five storeys in height. The proposed development site exceeds 1,000m², and comprises a three-storey Multiple dwelling, which comfortably complies with the maximum building height envisaged under the Neighbourhood plan code.

Further to the above, it is noted that the subject site is located within the LMR2 Low-medium density residential (2 or 3 storey mix) zone. Under the zone provisions, buildings are permitted to achieve a height of up to 11.5m and three storeys where located within 400m of a dedicated public access point to a railway station. As depicted in Figure 24 below, the subject site is located approximately 450m from Toombul Train Station and therefore falls marginally outside the 400m catchment required to access the additional height allowance.

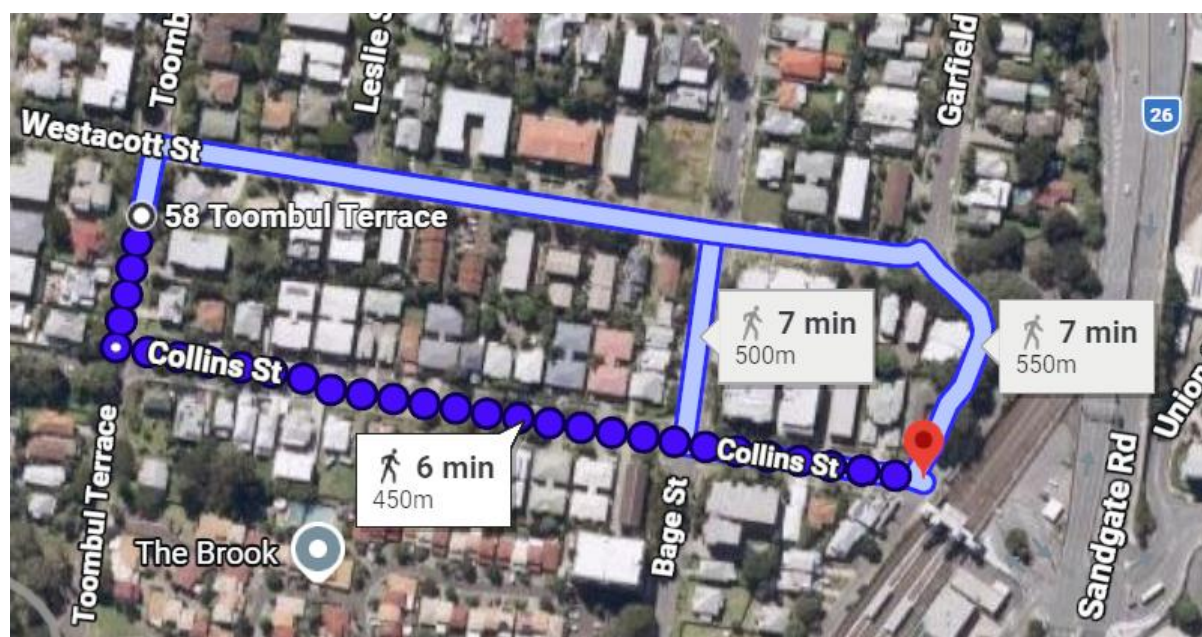


Figure 24: Distance to Toombul Train Station

As can be seen on the proposed site plans, the proposed building height only marginally exceeds the applicable 9.5m height limit and would otherwise easily comply with the 11.5m height limit applicable to sites located within the 400m catchment. The subject site falls outside this catchment by only approximately 50m, and a substantial proportion of development within the surrounding locality benefits from the additional height allowance afforded by proximity to the station. Accordingly, the proposed minor exceedance of the applicable height limit does not result in a built form outcome that is out of character with the surrounding area. Rather, it provides an appropriate transition between the differing height limits that apply within the locality. Furthermore, the proposal remains consistent with the scale and intensity of development anticipated within the broader precinct and achieves a built form outcome that is compatible with nearby approved and existing development.

The proposed changes maintain a bulk and scale that are materially consistent with the existing development approval. While a minor increase in overall building height is proposed, the extent of the change is modest and does not result in any meaningful intensification of impacts when compared to the approved development.

In addition to the above, it is recognised that the height limits applicable to sites within the Low-medium density residential zone are proposed to be increased as part of the current City Plan amendment process, which, if adopted, would increase the acceptable outcome to 3 storeys and 11.5m.

Furthermore, as outlined above the additional height is largely attributable to necessary site level adjustments required to achieve a lawful point of discharge, together with the inclusion of limited clerestory window elements that provide improved access to natural light and ventilation for the internal dwelling units. These elements are discreetly integrated into the overall roof form and do not introduce any unacceptable visual, amenity, privacy, or overshadowing impacts beyond those already contemplated and accepted under the existing approval.

The development continues to present as a well-proportioned, high-quality built form that aligns with both the established and emerging character of the area. Overall, the proposed development is not expected to generate any significant adverse visual impacts in relation to height, bulk, scale, or appearance. The built form remains substantially consistent with the approved development and will continue to contribute positively to the local streetscape and the evolving character of the precinct.

4.1.2 Landscaping

The proposed landscape concept for the site maintains the same overall landscape design approach as previously approved, with only minor amendments to accommodate the revised building footprints and development layout.

As illustrated in Figure 25 and Figure 26 below, the landscape treatment continues to provide substantial planting throughout the site, including boundary landscaping, deep planting areas, and streetscape enhancements. The revised landscape concept has been carefully integrated with the updated site design to ensure the development retains a high level of visual amenity and achieves consistency with the intent of the previously approved landscape outcomes.

Overall, the proposed changes do not materially alter the landscaping strategy for the site and continue to deliver a high-quality landscaped environment that complements the built form and contributes positively to the character of the locality.



Figure 25: Approved landscape concept plan (A005481133)



Figure 26: Proposed landscape concept plan

4.1.3 Reconfiguration of a Lot

As part of this Other Change application, it is proposed to include a Development Permit for Reconfiguration of a Lot (1 into 5 lots) to facilitate the separate titling of the approved townhouses. The proposed plan of subdivision is provided in Figure 27 below.

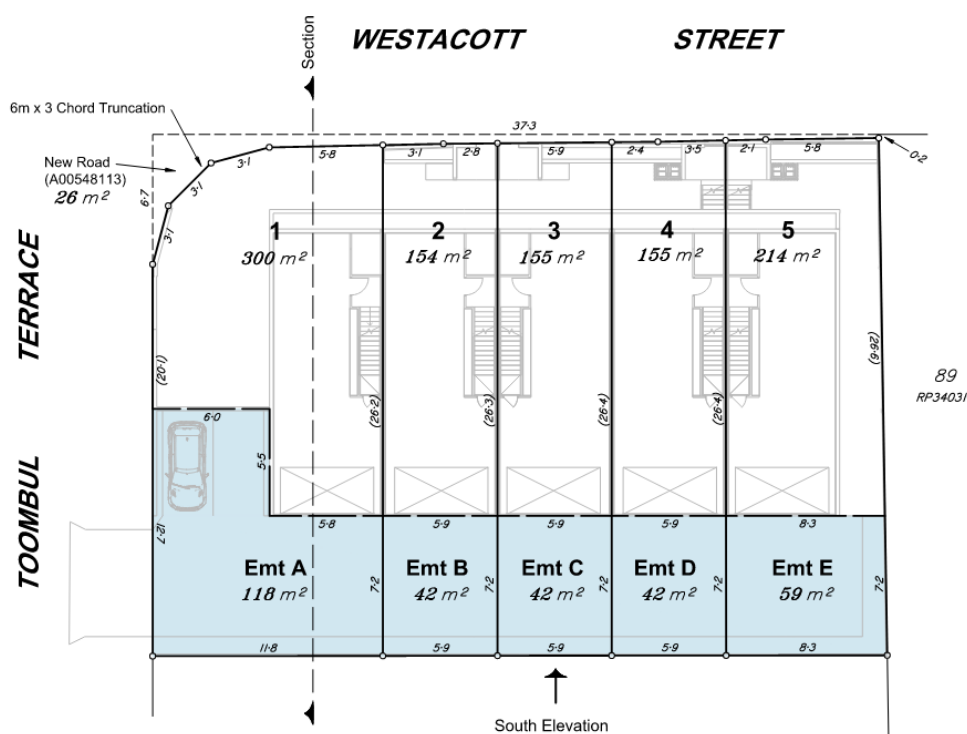


Figure 27: Proposed plan of subdivision

As shown above, proposed Lots 1 to 5 will be created as standard format lots. Each lot is configured to align with the proposed built form and associated private open space areas. Shared access, services and infrastructure will be provided through a series of easements burdening and benefiting the proposed lots, ensuring all lots have appropriate legal rights for access and servicing.

In addition to the above, a high-density development easement is required over the proposed lots where buildings share common party walls. This requirement can be implemented by way of a condition of approval.

The proposed subdivision layout provides an efficient titling outcome that appropriately reflects the approved townhouse development while avoiding the need for shared ownership arrangements.

4.1.4 Site Servicing

Stormwater Management

The proposed change seeks to facilitate gravity drainage of the development to the existing public road drainage network.

By way of context, the existing approval incorporated a stormwater pump system due to the absence of a downstream stormwater connection within the south-eastern corner of the site and the inability to secure consent from downstream property owners to establish a drainage connection through adjoining land. Under the approved arrangement, stormwater runoff from lower-level roof areas, landscaped areas and paved surfaces was to be directed to a large underground detention and storage tank, where stormwater would then be mechanically pumped to a field inlet pit near the south-western corner of the site, allowing discharge via gravity to the kerb and channel within the adjoining road reserve.

For a range of reasons, including the significant costs associated with installation, operation and ongoing maintenance, together with management complexities arising from the proposed subdivision and titling arrangements affecting the internal accessway, the approved pump system is no longer considered a favourable or practical long-term stormwater solution for the development.

To facilitate an alternative gravity-drained stormwater solution, it is now proposed to regrade and fill portions of the site, enabling stormwater runoff to drain naturally toward Westacott Street and Toombul Terrace. This will allow direct connection to the existing kerb and channel and public road drainage network, establishing a lawful point of discharge for the site and removing reliance on stormwater infrastructure traversing adjoining private properties.

Details of the revised stormwater management strategy are provided within the Site-Based Stormwater Management Plan prepared by CMT Engineers, attached to this report.

Potable Water & Wastewater

The approved servicing strategy remains unchanged from the existing development approval, with all wastewater and potable water infrastructure continuing to be provided in accordance with the previously approved plans and relevant service authority requirements.

4.1.5 Earthworks and Retaining

The proposed amendments to the earthworks strategy are necessary to facilitate the revised stormwater management approach and establish a lawful point of discharge to the street. While the updated design incorporates additional filling and retaining compared to the approved development, these changes are limited in extent and are primarily concentrated within the south-eastern corner of the site to enable gravity drainage in a north-westerly direction. The proposed retaining walls are appropriately designed as fill-retaining structures and range in height from approximately 0.2m to 2.0m along portions of the southern and western boundaries.

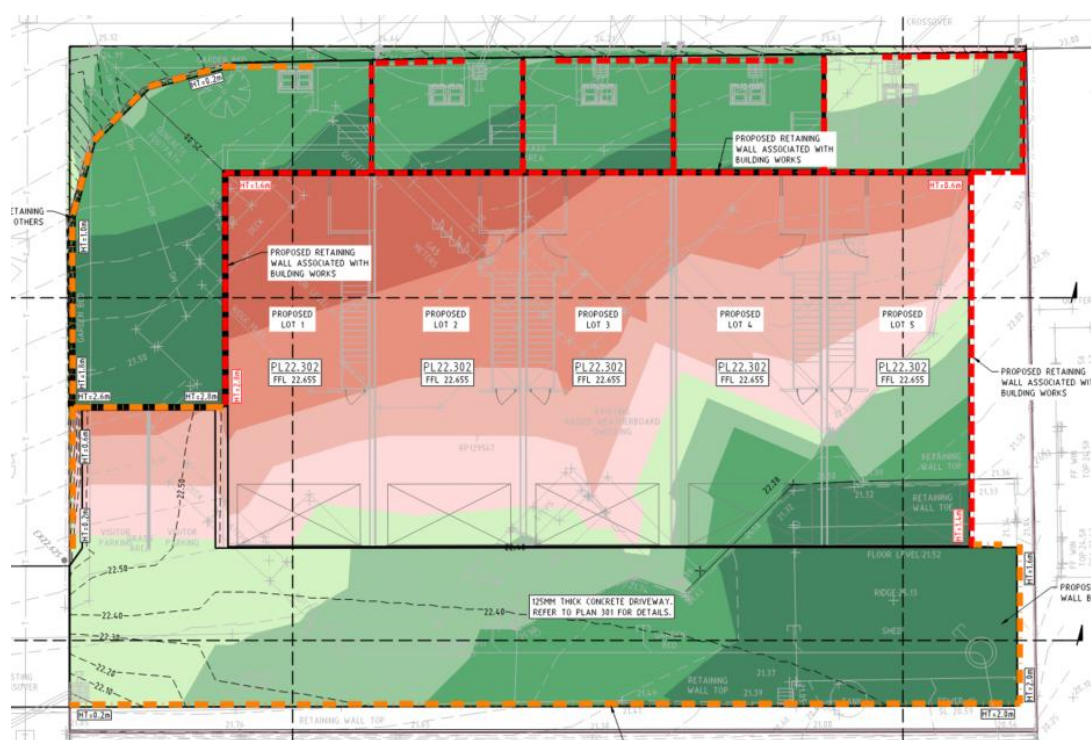


Figure 28: Proposed earthworks (cut and fill) plans

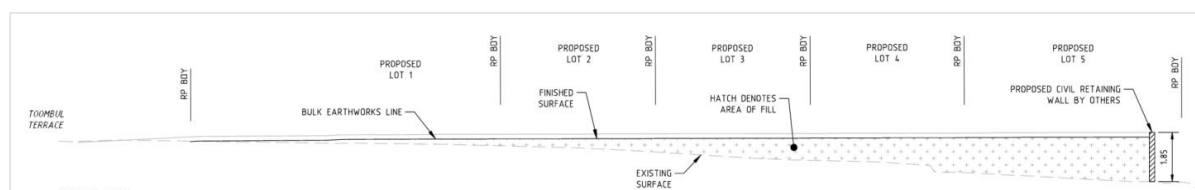


Figure 29: Long-section showing proposed retaining

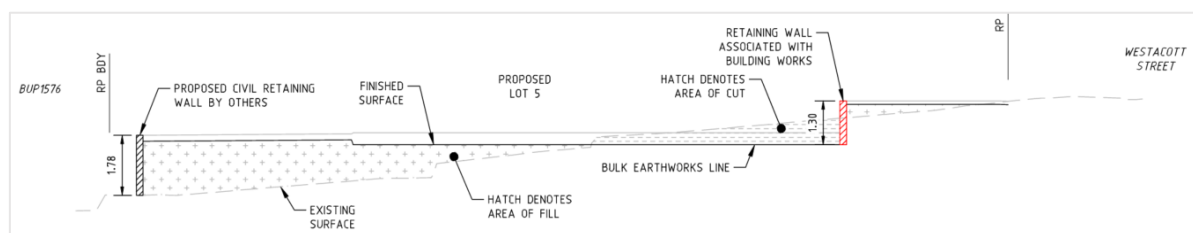


Figure 30: Cross- section showing proposed retaining

Importantly, the proposed retaining walls are setback from the site boundaries and are complemented by strategic landscaping, which will assist in softening their visual appearance, reducing perceived bulk, and integrating the earthworks into the overall site design. The positioning of the retaining walls further minimises potential amenity impacts on adjoining properties, as the existing residential development to the south, and recently approved development to the west predominantly comprise service areas, boundary setbacks, and other non-habitable spaces along the shared interfaces. Consequently, opportunities for direct outlook towards the retaining structures are limited, ensuring that the proposed earthworks do not result in any significant adverse visual or amenity impacts on neighbouring properties.

Furthermore, the southern boundary already contains an existing retaining wall within the subject site, while the eastern boundary was approved to accommodate retaining on or near the boundary as part of the existing development approval, albeit at a lower height. Accordingly, the proposed retaining walls are not inconsistent with either the established site conditions or the approved development outcome and do not introduce a built form element that is out of character with the existing scenario.

Suitable separation distances are also maintained to neighbouring development, ensuring that impacts relating to visual amenity, overshadowing and overlooking remain negligible. The revised earthworks strategy therefore represents a practical and appropriately mitigated response to the site's drainage constraints, while maintaining compatibility with surrounding development and achieving acceptable residential amenity outcomes.

In summary the changes as proposed do not significantly differ from the development that was originally approved by Brisbane City Council (A005481133) on 25 November 2020. This correspondence, in conjunction with the enclosed plans, demonstrates that where variations do exist, they do not result in a Development Application that cannot satisfy the current and relevant provisions of the *Brisbane City Plan* 2014.

5 CHANGE APPLICATION PROVISIONS

Under Section 78 of the *Planning Act 2016*, a person may make an application (a Change Application) to the responsible entity to change a development approval. A Change Application, other than for A Minor Change to a development approval, is an Other Change to a development approval.

Section 82 of the *Planning Act 2016* sets out the provisions for assessing and deciding change applications for Other Changes as follows:

- (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.*
- (6) *In this section—*

relevant provisions means—

- (a) section 45(6) to (8); and*
- (b) part 2, division 2, other than section 51; and*
- (c) part 3, other than sections 63 and 64(8)(c); and*
- (d) the development assessment rules.*

As outlined above, an application for an Other Change is to be assessed and decided 'in the context of the development approval' and the relevant provisions apply as if the change application were the original development application, with the changes included, but was made when the change application was made. Additionally, only the matters for assessment that are relevant to assessing the change in the context of the original approval are relevant for the assessment.

6 TOWN PLANNING FRAMEWORK

6.1 State Government

6.1.1 Planning Act 2016 - Framework

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

We understand that Brisbane City Council, as the assessment manager for the original application to which the approval relates, is the responsible entity in this instance for the purpose of section 78(3). Section 82 of the *Planning Act* sets out the process for assessing and deciding an application for an Other change.

Pursuant to section 82, the Other change application is required to be assessed and decided by the responsible entity on the context of the development approval under the arrangements in the *Planning Act* for assessing and deciding the development application, namely the development assessment rules under section 68(1) of the *Planning Act 2016*.

6.1.2 State Planning Policies

The *State Planning Policy July 2017 (SPP)* commenced on 3 July 2017 and replaces *State Planning Policy April 2016*. City Plan (version 35.00/2025) adequately reflects the interests of the SPP, and therefore, in accordance with section (8)(4)(a) of the *Planning Act*, the SPP does not apply as there is deemed to be no inconsistencies between the two documents.

As such, the interim development assessment requirements under Part E of the SPP do not apply to the proposed development, and no additional assessment is required to support the proposed development application.

6.1.3 Referral Agency

In accordance with the *Planning Regulation 2017*, the application does not require any referrals.

6.1.4 State Development Assessment Provisions

The State Assessment and Referral Agency is not triggered as the assessment manager or a referral agency for this application under the *Planning Regulation 2017*. As such, the State Development Assessment Provisions are not applicable to the proposal.

6.1.5 Shaping SEQ – South East Queensland Regional Plan 2023

The subject site is identified within the Urban Footprint designation of Shaping SEQ. Land within the Urban Footprint is intended to incorporate the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space.

The proposed development being for a Multiple Dwelling is consistent with the intent of the Urban Footprint.

6.2 Local Government

6.2.1 Definition

The *Planning Act 2016* defines the Reconfiguration of a Lot as:

- (a) *creating lots by subdividing another lot; or*
- (b) *amalgamating 2 or more lots; or*

- (c) rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or
- (d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—
 - i. a lease for a term, including renewal options, not exceeding 10 years; or
 - ii. an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or
- (e) creating an easement giving access to a lot from a constructed road.

Furthermore, the *Planning Act 2016* defines a Material change of use as:

- (a) the start of a new use of the premises;
- (b) the re-establishment on the premises of a use that has been abandoned;
- (c) a material increase in the intensity or scale of the use of the premises.

In addition to the above, the *Brisbane City Plan 2014* defines a Multiple dwelling as follows:

Multiple dwelling means premises containing three or more dwellings for separate households.

6.2.2 Level of Assessment

Under the *Brisbane City Plan 2014*, the site is identified as being contained within the LMR2 Low-medium density residential (2 or 3 storey mix) zone, the Toombul-Nundah neighbourhood plan (Toombul west precinct -NPP-006) and the following overlays:

- Airport environs overlay;
- Community purposes network overlay;
- Critical infrastructure and movement network overlay;
- Dwelling house character overlay;
- Road hierarchy overlay;
- Streetscape hierarchy overlay;

In accordance with Part 5 of the *Brisbane City Plan 2014*, the proposed changes constitute Impact Assessment as per the following:

LEVEL OF ASSESSMENT	
LMR2 LOW-MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX) ZONE	
Impact Assessable	In accordance with Table 5.5.2 — Level of Assessment for the Low-medium density residential zone, a Multiple dwelling is subject to Code Assessment, “if no greater than: a) 3 storeys and 11.5m in building height in the Up to 3 Storeys Zone precinct; b) 3 storeys and 11.5m in building height in the 2 or 3 Storey Mix Zone precinct, where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or c) 2 storeys and 9.5m in building height”. Based on the above, the proposal is identified as triggering Impact Assessment, as the proposal involves a 3-storey design within the 2-3 Storey mix precinct where greater than 400 metres walking distance of a dedicated public pedestrian access point of a railway or busway station. In addition to the above, in accordance with Table 5.6.1 — Level of Assessment for the Low-medium Density Residential Zone, a Reconfiguring a Lot where associated to an MCU is subject to Code Assessment unless otherwise specified. The proposed

LEVEL OF ASSESSMENT	
	subdivision does not fall within any of the identified exceptions and, as such, the ROL component is subject to Code Assessment.
NEIGHBOURHOOD PLAN CODE	
Toombul-Nundah neighbourhood plan	
No Change	In accordance with Table 5.9.64.A – Toombul Nundah Neighbourhood Plan, there is no change to level assessment for a Material Change of use or reconfiguring a lot for sites which do not fall within a specified precinct. The Nundah district neighbourhood plan code has been addressed as part of this application.
OVERLAYS	
Airport Environs Overlay	
Code Assessable	In accordance with Table 5.10.2 – Airport environs overlay, a Material change of use for a Multiple dwelling in the Obstacle Limitation Surfaces and Procedures for Air Navigation Services sub-categories if assessable development in the zone, is subject to Code Assessment. As such, assessment has been undertaken against the Airport environs overlay code.
Community Purposes Network Overlay	
Code Assessable	In accordance with Table 5.10.7A, Reconfiguring a lot or a Material change of use for a Multiple dwelling involving a new premises, where assessable development within the zone, is subject to Code Assessment. Accordingly, the proposal has been assessed against the Community purposes network overlay code.
Critical Infrastructure and Movement Network Overlay	
Not Applicable	In accordance with Table 5.10.8, there is no level of assessment nominated for a Material change of use for a Multiple dwelling or Reconfiguring a lot. As such, there is no change to the Level of assessment and no assessment required against the Critical infrastructure and movement network overlay code.
Dwelling House Overlay	
Not Applicable	In accordance with Table 5.10.9, there is no level of assessment nominated for a Material change of use for a Multiple dwelling or Reconfiguring a lot. As such, there is no change to the Level of assessment and no assessment required against the Critical infrastructure and movement network overlay code.
Road Hierarchy Overlay	
Code Assessable	In accordance with Table 5.10.18, Reconfiguring a lot or a Material change of use for a Multiple dwelling involving a new premises, where assessable development within the zone, is subject to Code Assessment. As such, the Road hierarchy overlay code has been addressed as part of this application.
Streetscape Hierarchy Overlay	
Code Assessable	In accordance with Table 5.10.20, Reconfiguring a lot or a Material change of use for a Multiple dwelling involving a new premises, where assessable development within the zone, is subject to Code Assessment. As such, the Streetscape hierarchy overlay code has been addressed as part of this application.

In view of the above, the proposed development is subject to Impact Assessment. The following codes are identified as being applicable to the proposal and have been addressed in Appendix 1 of this report and the supporting consultant documentation:

APPLICABLE CODES	
Zone Codes	Low-medium density residential zone code
Neighbourhood Plan Codes	Toombul-Nundah neighbourhood plan code
Development Codes	Multiple Dwelling Code
Overlay Codes	- Airport environs overlay code - Community purposes network overlay code - Road hierarchy overlay code - Streetscape hierarchy overlay code
Prescribed Secondary Codes	- Subdivision Code - Filling and excavation code - Infrastructure design code - Landscape work code - Outdoor lighting code - Park planning and design code - Stormwater Code - Transport access, parking and servicing code - Wastewater code

As this application is to be assessed using the Impact Assessment procedures of the Development Assessment Rules (DA rules), public notification for a minimum of 15 business days will be required.

6.2.3 Strategic Framework

As the proposed development is subject to impact assessment, the application is to be assessed against the entire City Plan, including the relevant aspects of the Strategic Framework. The Strategic Framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs throughout the Brisbane area for the life of the City Plan.

The subject site is identified as being within the Low medium density residential zone. In accordance with the purpose of the Low medium density residential zone, the proposal is to advance the key policy direction set in the Strategic Framework, in particular:

- Theme 2 – Brisbane’s outstanding lifestyle and Element 2.2 – Brisbane’s housing and accommodation choices;
- Theme 5 – Brisbane’s City Shape and Element 5.3 – Brisbane’s Major Centres and Element 5.5 – Brisbane’s Suburban Living Areas and Element 5.8 – Brisbane’s Growth Nodes on Selected Transport Corridors.

An assessment of the development against these themes of the Strategic Framework is not considered necessary, given the level of assessment has not changed as a result of the change application. The existing approval was subject to Impact Assessment and included a detailed assessment against the Strategic Framework. Furthermore, the additional permit currently being sought (ROL) would not ordinarily trigger Impact Assessment in isolation and, as such, would not require a separate assessment against the Strategic Framework.

The increase in overall building height is considered inconsequential to the previous assessment. Accordingly, an updated assessment against the Strategic Framework is not warranted in this instance. Notwithstanding, the development is still considered to remain consistent with and aligned to the Strategic Framework and does not represent a significant departure from the planning scheme.

7 CONDITION AMENDMENTS

7.1 Changes to Approved Drawings

The amendments sought to the approved development necessitate changes to the existing approved drawings and documents. A detailed list of the changes to the approved drawings and documents is provided in Table 2 below. Items to be removed have been ~~crossed out~~ and additions have been **bolded in red**.

Table 2: Proposed Changes to Approved Drawings – Material Change of Use

DRAWING OR DOCUMENT	NUMBER	PLAN DATE
Site Analysis Plan	A-DA2-01-04 Issue P4 250010 - 1.01 Rev B	27-OCT-2020 (Received) 29.04.26
Basement Floor Plan	A-DA2-02-01 Issue P2 250010 - 2.00 Rev B	27-OCT-2020 (Received) 29.04.26
Level 1 (Ground) Floor Plan	A-DA2-02-02 Issue P2 250010 - 2.01 Rev B	27-OCT-2020 (Received) 29.04.26
Level 2 First Floor Plan	A-DA2-02-03 Issue P1 250010 - 2.02 Rev B	27-OCT-2020 (Received) 29.04.26
Roof Plan	A-DA2-02-04 Issue P1 250010 - 2.11 Rev B	27-OCT-2020 (Received) 29.04.26
Northern Elevation Elevations	A-DA2-03-01 Issue P1 250010 - 3.01 Rev B	27-OCT-2020 (Received) 29.04.26
Western Elevation Elevations	A-DA2-03-03 Issue P2 250010 - 3.02 Rev B	27-OCT-2020 (Received) 29.04.26
Southern Elevation	A-DA2-03-02 Issue P1	27-OCT-2020 (Received)
Eastern Elevation	A-DA2-03-04 Issue P2	27-OCT-2020 (Received)
Sections 1 Building Sections	A-DA204-01 Issue P1 250010 - 3.11 Rev B	27-OCT-2020 (Received) 29.04.26
Sections 2 Building Sections	A-DA2-04-02 Issue P1 250010 - 3.12 Rev B	27-OCT-2020 (Received) 29.04.26
Sections 3	A-DA2-04-03 Issue P1	27-OCT-2020 (Received)
Sections 4	A-DA2-04-04 Issue P2	27-OCT-2020 (Received)
Landscape Concept Plan Sitewide Ground Floor Planting Plan	SK001 Rev E SK002 Rev A	27-OCT-2020 (Received) 13.05.26
Landscape Concept Plan Sitewide First Floor Planting Plan	SK003 Rev A	13.05.26
Landscape Concept Plan Plant Species Schedule, Images & Notes	SK010 Rev A SK020 Rev A	27-OCT-2020 (Received) 13.05.26
Preliminary Stormwater Plan	DA-101 Rev (Amended In Red 30-APR-2020)	17-APRIL-2020 (Received)
Site Based Stormwater Management Report	C26-219 - Rev E	15.05.2026
Bulk Earthworks Plan	C302 - Issue A	14.05.2026

DRAWING OR DOCUMENT	NUMBER	PLAN DATE
Bulk Earthworks Sections	C303 - Issue A	14.05.2026

Table 3: Proposed Changes to Approved Drawings – Reconfigure a Lot

DRAWING OR DOCUMENT	NUMBER	PLAN DATE
Plan of Proposed Subdivision of Lots 1-5 & Easements A-E (Restricted)	211186_001_PRO Issue E	02 June 2026

7.2 Changes to Conditions

No changes are proposed to the approved conditions, other than updating plan and report references to reflect the revised drawings and documents outlined in Table 3 above.

8 CONCLUSIONS

This report is submitted on behalf of *Herrigan Enterprises Pty Ltd ATF Herrigan Investment Trust* in support of an Other Change in accordance with s78 & 82 of the *Planning Act 2016* to the existing Development Permit (A005481133) over the sites at 54 Toombul Terrace, Nundah Qld 4012, more particularly described as Lot 3 RP 129567.

This report addresses the merits of the proposed Change Application with respect to the provisions of the *Brisbane City Plan 2014* and the relevant components of the *Planning Act 2016*.

This Change Application relates to an existing development approval which was originally granted by Council on 25 November 2020 for a Material change of use (Development Permit) for a Multiple dwelling (5 Units) (A005481133). This Change has also been informed by the previous approval granted by Council on 15 July 2022 for a Reconfiguring a lot (1 into 5 lots), Volumetric Subdivision - Common property.

The proposed change seeks to consolidate the previously approved MCU and ROL into a single development approval. To facilitate this outcome, an Other Change is proposed to the Material change of use approval (A005481133) to incorporate a Development Permit for Reconfiguration of a lot. Upon approval, the previously approved standalone Reconfiguration of a lot approval will no longer be required and will effectively be superseded.

Furthermore, since the original approvals were issued, the development has progressed through detailed design, resulting in minor amendments to the approved architectural design, site layout, civil works and stormwater management strategy.

In accordance with s78 of the *Planning Act 2016*, an Other Change is sought to the development permit previously granted by Brisbane City Council (A005481133), to be assessed under Impact Assessment procedures.

In accordance with the provisions in s82 of the *Planning Act 2016*, an Other Change is to be assessed 'in the context of the development approval' with the relevant provisions to apply as if the change application were the original development application, with the changes included, but was made when the change application was made. However, only the matters for assessment that are relevant to assessing the change in the context of the original approval are relevant to the assessment.

The proposal seeks to deliver a residential apartment building comprising five townhouse style dwelling units across three storeys.

Under the *Brisbane City Plan 2014*, the site is located within the Low-medium density residential (2 or 3 storey mix) zone, which provides for a mix of low to medium density housing, including dwelling houses, dual occupancies, row houses and low-rise multiple dwellings, while ensuring a sensitive transition to adjoining lower density residential areas and surrounding centres or major transport corridors. The proposal is considered consistent with the purpose of the Low-medium density residential (2 or 3 storey mix) zone, as the development:

- Delivers a high-quality residential built form that reinforces the intended residential character of the area;
- Incorporates architectural articulation, landscaping and subtropical design elements consistent with the design outcomes sought for the locality;
- Provides a scale and massing that is generally consistent with the established and emerging built form of the locality, including an appropriate transition between the differing height limits that apply within the surrounding area;
- Remains consistent with the scale and intensity of development anticipated within the broader precinct and achieves a built form outcome that is compatible with nearby approved and existing development;

- Includes a revised earthworks and stormwater management strategy that provides a practical and appropriately mitigated response to the site's drainage constraints while maintaining compatibility with surrounding development and acceptable residential amenity outcomes; and
- Incorporates building elements to improve access to natural light and ventilation for mid-block units in accordance with subtropical design principles, without materially altering the overall scale or character of the approved development.

Overall, the proposal is identified as meeting the relevant requirements of the *Brisbane City Plan 2014*. As such, the application should be approved subject to reasonable and relevant conditions.

9 APPENDICES

9.1 Appendix 1 – Code Assessment

APPENDIX 1 – CODE ASSESSMENT

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1. ZONE CODES

1.1 Low-Medium Density Residential Zone code

Effective – V35 05 December 2025

1.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the low-medium density residential zone is to provide for: (a) a variety of low to medium density dwelling types; and (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.		
(2) The purpose of the zone will be achieved through overall outcomes for: (a) zone role; (b) development location and uses; (c) development form; (d) the following zone precincts: (i) 2 storey mix zone precinct; (ii) 2 or 3 storey mix zone precinct; (iii) Up to 3 storeys zone precinct.		
(3) Zone role overall outcomes are: (a) Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: (i) Theme 2: Brisbane’s outstanding lifestyle and Element 2.2 – Brisbane’s housing and accommodation choices; (ii) Theme 5: Brisbane’s CityShape, Element 5.3 – Brisbane’s Major Centres and Element 5.5 – Brisbane’s Suburban Living Areas and Element 5.8 – Brisbane’s Growth Nodes on Selected Transport Corridors.		
(4) Development location and uses overall outcomes are:		
(a) Development comprises a mix of low and low-medium rise, low-medium density residential development.	The proposed development provides Multiple dwellings at a low to medium density scale.	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Development allows for urban consolidation and better use of physical and social infrastructure.	The proposal achieves urban consolidation on a suitable site with access to the necessary physical and social infrastructure.	☒ Compliant ☐ N/A ☐ Performance Solution
(c) Development supports the creation of a walkable neighbourhood with the potential for residents to live within	The subject site is well located and within walking distance to services, transport, and open space.	☒ Compliant ☐ N/A

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.		☐ Performance Solution
(d) Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings.	The proposal will provide a residential development compatible with surrounding residential land uses.	☒ Compliant ☐ N/A ☐ Performance Solution
(e) Development retains an existing dwelling house that is located on land within the Traditional building character overlay, Heritage overlay or Pre-1911 building overlay.	The subject site does not involve a pre-1946 dwelling house. As such, this criterion is not applicable.	☒ Compliant ☐ N/A ☐ Performance Solution
(f) Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: (i) meets amenity expectations of residents; (ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan; (iii) is not adjoining a dwelling house if a retirement facility or rooming accommodation for 6 persons or more.	Not applicable as the proposal does not involve alternative housing types such as rooming accommodation, residential care or retirement facilities.	☒ Compliant ☐ N/A ☐ Performance Solution
(g) Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations such as hospitals and is located in highly accessible locations fronting an arterial or suburban road that carries more than 6,000 vehicles per day in the Up to 3 storeys zone precinct or the 2 or 3 storey mix zone precinct.	The proposal does not involve complimentary residential accommodation.	☐ Compliant ☒ N/A ☐ Performance Solution
(h) Development for a relocatable home park or tourist park may continue to operate and expand on existing sites in the Up to 3 storeys zone precinct or 2 or 3 storey mix zone precinct to provide housing diversity.	The proposal does not involve a relocatable home park or tourist park.	☐ Compliant ☒ N/A ☐ Performance Solution
(i) Development for a dwelling unit may occur as part of a non-residential use.	The proposal does not involve a dwelling unit.	☐ Compliant ☒ N/A

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
		☐ Performance Solution ☒ Compliant ☐ N/A ☐ Performance Solution
(j) Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a low-medium density, but predominantly permanent residential environment.	The proposed development Multiple dwellings suitably reflects and supports the level of comfort, quiet, privacy and safety reasonably expected within a low-medium density residential environment.	☐ Performance Solution ☒ Compliant ☐ N/A ☐ Performance Solution
(k) Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.	The subject site is not identified within the Active Frontage in Residential Zones Overlay.	☐ Compliant ☒ N/A ☐ Performance Solution
(l) Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	The proposed development does not involve a Commercial character building.	☐ Compliant ☒ N/A ☐ Performance Solution
(m) 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.	The proposal does not involve a small-scale non-residential use.	☐ Compliant ☒ N/A ☐ Performance Solution
(n) Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.	The proposed development does not involve a non-residential use.	☐ Compliant ☒ N/A ☐ Performance Solution
(o) Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	The proposed development does not involve a home based business.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(p) Development for any other non-residential use serves a local community facility need only such as a childcare centre or a substation.	The proposed development does not involve a non-residential use.	☐ Compliant ☒ N/A ☐ Performance Solution
(5) Development form overall outcomes are:		
(a) Development for a residential building occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the Low-medium density residential zone and the relevant zone precinct and reinforces a distinctive subtropical character of low to low-medium rise buildings with a landscaped streetscape and recreation areas.	The subject site is appropriately sized and configured to support the parameters of the proposed development.	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Development provides for a building to have a building height and bulk that responds to: (i) the nature of adjoining dwellings; (ii) site characteristics, including the shape, frontage, size, orientation, slope, and nature of adjoining dwellings.	The proposed Multiple dwellings are of a height that reflects a bulk and scale that responds to the adjoining development.	☒ Compliant ☐ N/A ☐ Performance Solution
(c) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.	The subject site does not adjoin a non-residential use.	☒ Compliant ☐ N/A ☐ Performance Solution
(d) Development supports a subtropical character by ensuring that: (i) the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate; (ii) residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.	The proposed development supports subtropical character by providing functional and useable private open spaces, a favourable north eastern aspect, and dwelling configuration consistent with subtropical design.	☒ Compliant ☐ N/A ☐ Performance Solution
(e) Development provides quality private and public open spaces and landscaping, including deep planting that softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living.	The proposed development provides quality private open space that softens the scale of dwellings and provides opportunity for outdoor living and recreation.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(f) Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets.	The proposed development suitably interfaces with the street and adjoining development	☒ Compliant ☐ N/A ☐ Performance Solution
(g) Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be: (i) suitably located and orientated on the site; (ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.	The proposed development does not front a major road. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(h) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	The proposed development appropriately responds to land constraints.	☒ Compliant ☐ N/A ☐ Performance Solution
(6) 2 storey mix zone precinct overall outcomes are:		
(a) Development comprises a mix of dwelling types including dwelling houses, 2 storey low rise multiple dwellings (such as row houses) and dual occupancy at a house scale in the 2 storey mix zone precinct, to provide housing diversity, offering choice to different household types and individuals to suit residents through different life- cycle stages.	The subject site is identified within the up to 2-3 storey mix precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(b) Development of low-rise, low-medium density residential buildings: (i) are predominantly 1 or 2 storeys in height; (ii) are located on suitable sites, clustered around identified smaller centres, other destinations or facilities in suburban locations or along identified public transport corridors; (iii) provide a choice in housing form and size and housing adaptability that meet the needs of a diverse population;	The subject site is identified within the up to 2-3 storey mix precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(iv) are in areas that are often surrounded by low density detached housing in the Low density residential zone.		
(c) Development for a residential use other than a dwelling house makes a deliberate contribution to diversifying the housing stock available to suit residents at all life- cycle stages.	The subject site is identified within the up to 2-3 storey mix precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(d) Development of a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is: (i) consistent with the character of a low density detached house style residential environment of 1 or 2 storeys; (ii) suited to smaller lot sizes.	The subject site is identified within the up to 2-3 storey mix precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(e) Development incorporates a height and setback that provide a sensitive transition at the edge of the site to adjoining dwelling houses, ensuring that development is compatible in scale with adjoining dwelling houses, both within or adjoining the 2 storey mix zone precinct, in order to maintain appropriate levels of amenity and privacy to adjoining dwellings.	The subject site is identified within the up to 2-3 storey mix precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(7) 2 or 3 storey mix zone precinct overall outcomes are:		
(a) Development comprises a mix of dwelling types including dwelling houses, 2 to 3 storey low rise multiple dwellings (such as apartments and row houses) and dual occupancy, to provide housing diversity and a sensitive transition both to adjoining sites that contain dwelling houses and between busier roads or centres and lower density residential areas.	The proposal is an Other Change to an approved multiple dwelling development comprising five townhouses within the 2-3 storey mix zone precinct. The approved townhouse form remains unchanged and continues to contribute to the diversity of housing outcomes envisaged within the precinct. The proposal does not alter the approved land use, residential density or built form transition outcomes.	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Development of low-medium rise, low-medium density residential buildings: (i) are of predominantly 2 storeys, or of up to 3 storeys in height where located within easy walking distance of a public transport node; (ii) are located on suitable sites, in accessible locations, near to public transport and larger centres or key destinations.	The proposal is an Other Change to an approved multiple dwelling development within an established urban area that benefits from convenient access to public transport services and nearby activity centres. The development remains three storeys in height and continues to represent an appropriate low-medium rise residential form consistent with the intended outcomes for the precinct.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(c) Development for a residential use other than a dwelling house is of a scale and bulk that co-exists comfortably with an adjoining dwelling house, even though it might have a bulk and scale greater than a dwelling house.	The proposal does not materially alter the approved building footprint, setbacks, bulk or scale. Accordingly, the development continues to maintain a relationship with adjoining residential development that is consistent with the previously approved outcome.	☒ Compliant ☐ N/A ☐ Performance Solution
(d) Development design, height and setbacks provide a sensitive transition at the edge of the site to an adjoining dwelling house or land in a lower density zone or zone precinct.	The proposal generally maintains the approved setbacks, building footprint and site layout. While a minor increase in overall building height is proposed, the development remains three storeys in form and continues to provide an appropriate transition to adjoining residential development. As detailed within the accompanying planning report, the additional height results primarily from engineering and design refinements and is not considered to adversely affect the intended transition outcomes.	☐ Compliant ☐ N/A ☒ Performance Solution
(e) Development for a residential use other than for a dwelling house incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.	The proposal maintains the approved setback and landscaping framework. As such, the development continues to contribute to a cohesive and attractive streetscape outcome consistent with the character and intent of the precinct.	☒ Compliant ☐ N/A ☐ Performance Solution
(f) Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture.	The proposal is limited in nature and does not materially alter the approved architectural presentation, landscaping outcomes or relationship with the surrounding locality. The development therefore continues to respond appropriately to the established character of the area and the desired future character of the precinct.	☒ Compliant ☐ N/A ☐ Performance Solution
(8) Up to 3 storeys zone precinct overall outcomes are:		
(a) Development comprises predominantly 3 storey low-medium rise multiple dwellings (such as apartments and row houses) in Growth Nodes on Selected Transport Corridors and in well-located parts of the city, to provide housing diversity and a sensitive transition between significant centres or higher density residential areas and lower density residential areas.	Not applicable, the site is not within this precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(b) Development of low-medium rise, medium density residential buildings: (i) are predominantly (but no more than) 3 storeys in height; (ii) are located on suitable sites, in well-located parts of the city, in close proximity to or on the periphery of significant centres, or along growth corridors.	Not applicable, the site is not within this precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(c) Development incorporates a height and setback that: (i) provides a sensitive transition at the edge of the zone or zone precinct to adjoining lower density zones or zone precincts; (ii) responds to the existing and intended uses and built form in each particular adjoining zone.	Not applicable, the site is not within this precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(d) Dwellings are a mix of apartment and row-house style multiple dwellings which are of a scale and bulk that enable the building to co-exist comfortably with existing dwelling houses and dual occupancy uses.	Not applicable, the site is not within this precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(e) Development for a multiple dwelling or dual occupancy incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.	Not applicable, the site is not within this precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(f) Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a smaller building envelope than in the Medium density residential zone, acknowledging this zone precinct's role for providing a sensitive transition to low density residential areas and its location within Growth Nodes on Selected Transport Corridors.	Not applicable, the site is not within this precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

2. NEIGHBOURHOOD PLAN

2.1 Toombul – Nundah neighbourhood plan code

Version 35, effective date of 05 December 2025

2.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Toombul—Nundah neighbourhood plan code is to provide finer grained planning at a local level for the Toombul—Nundah neighbourhood plan area.		
(2) The purpose of the Toombul—Nundah neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.		
(3) The overall outcomes for the neighbourhood plan area are:		
(a) The Toombul—Nundah neighbourhood plan area is developed as a vibrant mixed use community that accommodates regional growth in sustainable and liveable neighbourhoods while respecting the unique history of the area and enhancing the distinct village feel of Nundah. (b) Development is concentrated in the 2 centres to take advantage of the high-quality public transport, open space and community facilities. (c) Development of the 2 centres is to contain an integrated mix of retail, office, residential, community and entertainment uses. Higher densities are focused on centres and around public transport, whereas lesser densities occur in constrained or less accessible areas. (d) Residential neighbourhoods are provided with convenience shops and services within an easy walking distance. (e) Development maintains a human scale at the street level and promotes activation of the street through appropriate location of uses and building design. (f) Natural assets such as Schulz Canal are retained and enhanced to provide important green spaces and improve their recreation function.	No change in comparison to previous approval - The proposed development seeks to provide five (5) town homes on the subject site. The site is identified as being well located to local amenities and high frequency public transport networks. It is considered that the proposed height, scale and form which is consistent with the amenity and character, community expectations within the sub precinct of the neighbourhood plan area.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(g) Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.		
(4) Nundah village precinct (Toombul—Nundah neighbourhood plan/NPP-001) overall outcomes are:		
(a) This precinct provides the everyday shopping, convenience and lifestyle needs to service the local district and community, and offers a range of dwelling types, community facilities and employment opportunities. (b) Development on Sandgate Road respects the traditional village character of the main street environment while providing modern premises in which retail and business activity can thrive. (c) Development west of Sandgate Road will be of a lower scale to provide integration with the established character. (d) Development adjoining Station Street is of a human scale at street level, with taller buildings set back from the street to provide access to light and breezes at the street level. (e) Development surrounding Nundah Station is a focus for development that maximises accessibility to transport, shops and services. (f) Development contributes to improved connectivity and facilities for both pedestrians and cyclists. (g) Nundah Memorial Park is a key area of open space within this precinct, and will be enhanced over time to an urban common standard to support the growth of the centre.	Not applicable – the subject site is not within this precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(5) Toombul central precinct (Toombul—Nundah neighbourhood plan/NPP-002) overall outcomes are:		
(a) This precinct provides a critical role in the future revitalisation of Toombul—Nundah. Development of the Toombul shopping centre site is encouraged in a manner that retains its role as a	Not applicable – the subject site is not within this precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
Major Centre offering opportunities to create a mixed use hub that capitalises on its economic ties to the Brisbane Airport and Australia TradeCoast, engages with surrounding precincts and is integrated with the Toombul railway station. (b) Development on the Toombul shopping centre site will introduce further after-hours activity to the precinct and facilitate the provision of additional active frontages, high-quality public spaces, improved pedestrian links through the site and an improved frontage to Schulz Canal. (c) Toombul Station has a renewed role as part of a transport hub that is well connected to an improved bus interchange facility. Development surrounding the railway station makes the most of the transit opportunities by providing higher density residential and commercial development tied together by an attractive pedestrian environment that includes small-scale cafes and local shops.		
(6) The public realm is enhanced with an emphasis on overcoming the barrier of Sandgate Road for pedestrians and cyclists. Kedron Brook is promoted as a major east-west pedestrian and cycle linkage through the precinct and beyond.		
(7) Union Street precinct (Toombul—Nundah neighbourhood plan/NPP-003) overall outcomes are:		
(a) This precinct provides the main residential catchment for the Toombul central precinct (Toombul—Nundah neighbourhood plan/NPP-002) and acts as an important north-south linkage through the Toombul—Nundah area. (b) Development on the eastern side of Union Street is medium density residential with aged-care uses encouraged, particularly where co-located with community uses. (c) Development on the western side of Union Street is a higher density to enable an improved pedestrian link to be provided.	Not applicable – the subject site is not within this precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(8) Oxenham Park precinct (Toombul—Nundah neighbourhood plan/NPP-004) overall outcomes are:		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(a) This precinct provides a high level of amenity due to its close proximity to large areas of open space, access to frequent public transport, established vegetation and high-quality pedestrian and cycle linkages. (b) Development on Jenner Street is designed to activate Oxenham Park by providing direct entries to ground-storey units and small commercial/retail tenancies to service the local area. (c) A strong sense of community is created in this precinct, by providing an enhanced and multifunctional community sporting facility within Oxenham Park. This is to support a range of recreational and social purposes, while maintaining all existing sporting uses and providing a focal point within the precinct.	Not applicable – the subject site is not within this precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(9) Nundah north precinct (Toombul—Nundah neighbourhood plan/NPP-005) overall outcomes are:		
(a) The precinct is largely residential to take advantage of its proximity to Nundah Station, Oxenham Park and the mixture of uses in Nundah village. The highest residential densities are located in the southern part of the precinct closest to Nundah village with densities graduating down toward the northern boundary of the neighbourhood plan area and to areas of significant character housing. (b) Non-residential development occurs along Sandgate Road to cater for the local convenience needs of residents and provide a buffer to residential development. Non-residential development is also suitable for land adjoining the railway line, providing it is of a nature that does not create conflicts with nearby residential development.	Not applicable – the subject site is not within this precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(10) Toombul west precinct (Toombul—Nundah neighbourhood plan/NPP-006) overall outcomes are:		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(a) Development is predominantly residential to respond to the proximity of frequent public transport, nearby employment and retail and open space. (b) Development in this precinct occurs on land around the railway station at medium densities, with sensitive infill development occurring in areas of established character value to the west. (c) Development near the station entrance on Collins Street and Bradbury Street activates the street by incorporating ground storey non-residential convenience uses or residential common areas.	No change from previous approval - The proposed development will consist of five (5) town homes to contribute positively to the availability of alternate housing types in the immediate area. The proposal is well located just outside of 400m from the Toombul Train station and is within walking distance to Kalinga Park to maximise residential amenity.	☒ Compliant ☐ N/A ☐ Performance Solution

2.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and: (a) is consistent with the anticipated density and assumed infrastructure demand; (b) is aligned to community expectations about the number of storeys to be built;	AO1.1 Development complies with the number of storeys and building height in Table 7.2.20.2.3.B.	AO1.1 Table 7.2.20.2.3.B. states that for any site greater than 1,000m ² within the bounds of the neighbourhood plan area, a building height of 5 storeys is permitted. The proposal includes a three storey building and therefore complies with the maximum prescribed building height under the AO1.1 of the Toombul – Nundah District Neighbourhood Plan Code.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO1.2 Development has building setbacks that comply with Table 7.2.20.2.3.C.	AO1.2 Table 7.2.20.2.3.C specifies setbacks for development within the precinct, however only for sites located within the Medium Density Residential Zone. Therefore table 7.2.20.2.3.C is not applicable to the proposal.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) is proportionate to and commensurate with the utility of the site area and frontage width; (d) is designed to avoid a significant and undue adverse amenity impact to adjoining development; (e) is 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) maximises the utility of open space at the rear.			
PO2 Development: (a) minimises the appearance of building bulk; (b) creates a consistent and cohesive streetscape; (c) enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and outlook.	AO2.1 Development over 5 storeys in height has a podium and tower built form comprising: (a) a podium that is a low-rise component of a high-rise building, which occupies more of the site area and has a maximum height of 3 storeys, except on the Toombul Shopping Centre site where podium heights are to be determined using a structure plan; (b) a tower that is a building element that is taller than it is wide and projects upwards from a podium.	AO2.1 The proposal is limited to 3 storey built form, as such this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO2.2 Development is designed so that any tower that extends above the podium level has a maximum horizontal dimension of 30m.	AO2.2 The proposal does not involve a podium and town form. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO2.3 Development is designed so that towers occupy a maximum of 50% of the site area.	AO2.3 The proposal does not involve a podium and town form. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO2.4 Development ensures residential units and balconies are orientated toward the front and rear boundaries or, if orientated to the side boundary, are set back 6m from that boundary.	AO2.4 The proposal seeks to ensure that all balconies/patios are orientated towards the street only.	☒ Compliant ☐ N/A ☐ Performance Solution
PO3 Development provides a transition to surrounding residential areas and does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences.	AO3 Development adjoining the Low-medium density residential zone or the Character residential zone has a building height that is no more than 3 storeys within 10m of the common property boundary.	AO3 The proposal is limited to 3 storey-built form. As such, this criterion is not applicable.	☒ Compliant ☐ N/A ☐ Performance Solution
PO4 Development of a sensitive use on land that is affected by environmental emissions generated by an operational rail corridor is: (a) suitably located and orientated on the site; (b) designed and finished to mitigate noise intrusion.	AO4 No acceptable outcome is prescribed.	AO4 The site is not located within the immediate proximity to or affected by the rail corridor. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
If in a zone in the centre zones category			
PO5 Development provides a mix of residential and non-residential land uses to maximise transit oriented	AO5.1 Development incorporates a minimum mix of 30% non-residential uses.	AO5.1 The subject site is contained within the Low-medium density residential zone. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
development outcomes and provide for a level of economic activity commensurate with the Major centre zone.	AO5.2 Development of foyer space occupies a maximum of 40% of the ground storey frontage.	AO5.2 The subject site is contained within the Low-medium density residential zone. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.3 Development provides active frontages in accordance with Figure a.	AO5.3 The subject site is contained within the Low-medium density residential zone. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Low-medium density residential zone or the Medium density residential zone			
PO6 Development provides for communal open space that contributes to a consolidated vegetated amenity corridor within the entire block and that is accessible to and useable by all residents of that development.	AO6 Development of communal open space in accordance with Figure b is: (a) a minimum dimension of 6m from the rear boundary that is free of basement incursions to allow for deep planting of subtropical tree species capable of growing to a canopy diameter of 8m and a minimum height of 10m; (b) directly accessible from ground-storey units and foyers.	AO6 No change in accordance with previous approval - the proposal is strictly limited to five (5) town homes. As such, provisions for communal open space are not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Nundah village precinct (Toombul—Nundah neighbourhood plan/NPP-001)			
PO7 Development must actively contribute to the traditional Nundah village character and create a vibrant, intimate and safe streetscape.	AO7 Development fronting Sandgate Road or Station Street is occupied for a minimum of 80% of the ground-floor frontage by tenancies that are suitable for retail or commercial uses.	AO7 Not applicable -The subject site is not within this sub-precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Toombul central precinct (Toombul—Nundah neighbourhood plan/NPP-002)			
PO8 Development achieves:	AO8 No acceptable outcome is prescribed.	AO8	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) improved pedestrian and cycle connections across Sandgate Road between the bus interchange and the Toombul railway station that is facilitated by development in the north-west of the precinct in accordance with Figure a; (b) an urban common with a minimum area of 3,000m² and minimum width of 40m in the north-west part of the Toombul Shopping Centre in accordance with Figure a; (c) a mix of land uses that supplements existing retail, with new commercial, residential and community uses while retaining the core employment and service functions including: (i) non-residential uses with active frontages are focused around the bus/rail interchange, the urban common and any new internal streets; (ii) residential uses are encouraged above ground level on the northern and eastern parts of the precinct at a scale comparable with development in the Union Street precinct (Toombul—		Not applicable -The subject site is not within this sub-precinct.	☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Nundah neighbourhood plan/NPP-003); (d) publicly accessible pedestrian and bicycle connections through the Toombul Centro site, including a north-south connection to Schulz Canal and an east-west connection from Sandgate Road to Melton Road in accordance with Figure a; (e) an orientation to overlook Schulz Canal in the southern portion of the site and where flood risk precludes development, publicly accessible open space, rehabilitation and revegetation, bikeway and pedestrian facilities that account for flood constraints are provided at the interface with Kedron Brook; (f) consolidated vehicular accesses that allow for efficient north-south and east-west movement through the site and bus circulation.			
PO9 Development of an urban common is to: (a) be publicly accessible; (b) provide a high standard of amenity with shade trees, lighting, shelter, seating and public art; (c) be predominantly open to the sky and focused on informal public use, with only limited formal activities such as outdoor dining;	AO9 Development of an urban common: (a) incorporates a minimum frontage to the street and a minimum width throughout of 40m; (b) is a minimum of 80% open to the sky; (c) is bounded by active uses at ground levels that address the space and provide opportunities for social interaction after hours;	AO9 Not applicable -The subject site is not within this sub-precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) have a strong street presence that signifies that the space is publicly accessible, incorporating equitable access and crime prevention through environmental design principles.	(d) may include areas dedicated to outdoor dining or similar, but retains a minimum of 80% of the area for informal public use; (e) provides secure infrastructure to promote events, including lockable storage and water and power facilities appropriate for the intended use.		

3. USE CODES

3.1 Multiple Dwelling Code

Effective – V35 05 December 2025

3.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Multiple dwelling code is to assess the suitability of development to which this code applies.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development has a site area and frontage width that is sufficient for the scale and form of a multiple dwelling development, to deliver a comfortable living environment with minimal impacts on neighbours.	The subject site has a site area and frontage width sufficient to accommodate the approved multiple dwelling development. The proposed amendments do not alter the site dimensions, development intensity or overall layout. The site remains capable of accommodating the development while providing an appropriate living environment for residents and maintaining acceptable amenity outcomes for adjoining properties.	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Development is orientated and designed to contribute to a safe, attractive and walkable neighbourhood.	The proposal does not materially alter the approved site layout, pedestrian access arrangements or building orientation. The development continues to present an attractive residential form that integrates with the existing streetscape and contributes positively to the pedestrian environment.	☒ Compliant ☐ N/A ☐ Performance Solution
(c) Development that is in proximity of a railway or bus station, is public transit supportive and designed to facilitate high levels of activity and surveillance of the station and the interface to the street.	The subject site is not located in immediate proximity to a railway station or major bus station such that this outcome is applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(d) Development does not isolate or negatively impact on the development potential or future residential amenity of adjoining sites.	The proposal does not alter the approved development footprint, access arrangements or site configuration. The development therefore continues to maintain the development potential and residential amenity of adjoining properties.	☒ Compliant ☐ N/A ☐ Performance Solution
(e) Development has a bulk, scale, form and intensity that is consistent with the existing and intended neighbourhood	The proposal remains consistent with the intended outcomes of the Low-medium density residential zone and relevant neighbourhood	☒ Compliant ☐ N/A

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
structure for the area as expressed by zone, zone precinct and neighbourhood plan outcomes, having regard to: (i) the location and street context of the site; (ii) its proximity to an activity centre, higher capacity public transport services, or other community facilities; (iii) the capacity of infrastructure.	plan provisions. The amendments do not materially increase development intensity, bulk or scale and maintain an appropriate relationship with surrounding residential development.	☐ Performance Solution
(f) Development is designed to facilitate future intensification of uses at ground level, where in proximity to high-frequency public transport.	The subject site is not located in circumstances where future ground-floor intensification is anticipated or required by the planning framework.	☐ Compliant ☒ N/A ☐ Performance Solution
(g) Development in the Infill housing zone precinct of the Character residential zone includes a range of detached and attached building forms and is of an intensity that reflects the lower density form and character of these zones.	The subject site is not located within the Infill housing zone precinct of the Character residential zone.	☐ Compliant ☒ N/A ☐ Performance Solution
(h) Development is of a height that is appropriate to the strategic and local context and meets community expectations consistent with the following: (i) 15 storeys in the Up to 15 storeys zone precinct of the High density residential zone; (ii) 8 storeys in the Up to 8 storeys zone precinct of the High density residential zone; (iii) 5 storeys in the Medium density residential zone; (iv) 3 storeys in the Up to 3 storeys zone precinct of the Low-medium density residential zone; (v) 2 or 3 storeys in the 2 or 3 storey mix zone precinct of the Low-medium density residential zone; (vi) 2 storeys in the 2 storey zone precinct of the Low-medium density residential zone; (vii) 2 storeys in the Infill housing zone precinct of the Character residential zone.	The proposal comprises a three-storey multiple dwelling development within the 2 or 3 Storey Mix Zone Precinct. While a minor exceedance of the prescribed building height is proposed, the development remains consistent with the intended three-storey built form anticipated within the precinct. The additional height is limited in extent, primarily associated with site engineering requirements and the incorporation of clerestory windows to improve natural light and ventilation outcomes. As detailed in the accompanying planning report, the proposal remains consistent with the strategic and local context and community expectations for the area.	☐ Compliant ☐ N/A ☒ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(i) Development provides setbacks and separation of buildings that contribute to the amenity of residents within and adjoining the site and to Brisbane's high-quality subtropical streetscapes and public spaces.	The proposal generally maintains the approved building footprint, setbacks and separation distances. The development therefore continues to provide appropriate levels of privacy, outlook, natural light and ventilation for residents while maintaining a high-quality streetscape outcome.	☐ Compliant ☒ N/A ☐ Performance Solution
(j) Development in or adjoining lower density residential areas uses side boundary setbacks and built form height transitions to manage the interface with those areas and reflect the amenity, form and character and subtropical landscape of those areas.	The subject site is not identified as requiring a specific built form height transition under the planning scheme. The approved setback framework is generally retained and continues to provide an appropriate interface with adjoining development.	☐ Compliant ☒ N/A ☐ Performance Solution
(k) Development positively contributes to the amenity of the immediate streetscape and pedestrian environment with highly articulated building facades, varied roof form elements, high quality landscaping at the front of the site and direct pedestrian access from the development to the street.	The proposal maintains the approved architectural articulation, landscaping and pedestrian access arrangements. The development continues to contribute positively to the streetscape and pedestrian environment through varied building elements and a landscaped frontage.	☒ Compliant ☐ N/A ☐ Performance Solution
(l) Development ensures that the proportion of built and natural features, including buildings, design features, services and infrastructure, on-site open spaces and landscaping, provide: (i) an attractive streetscape interface and reduction in the dominance of built form at a street level that contributes to Brisbane's character and identity, high-quality subtropical streetscapes and public space network; (ii) a high level of amenity for occupants and adjoining residents including access to open and landscaped spaces, natural light, sunlight and breeze to support outdoor subtropical living.	The proposal maintains substantial landscaped areas and deep planting opportunities that soften the visual appearance of the development and contribute to Brisbane's subtropical character. Adequate access to sunlight, natural ventilation and outdoor living spaces is retained for future residents.	☒ Compliant ☐ N/A ☐ Performance Solution
(m) Development of adaptable housing meets the needs of the community now and into the future.	Adaptable housing is not proposed as part of the development and this outcome is not applicable.	☒ Compliant ☐ N/A ☐ Performance Solution
(n) Development provides open space consistent with the following:	The proposal continues to provide functional and accessible private open space areas for each dwelling. The open space remains of an	☒ Compliant ☐ N/A

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(i) communal open space and covered outdoor private open spaces provided for each multiple dwelling capitalise on Brisbane's subtropical climate, maximise outdoor living opportunities and enhance amenity for residents; (ii) large-scale multiple dwelling development provides useable high-quality communal open space for residents that is accessible and attractive; (iii) small-scale multiple dwellings provide increased areas for private open space for each dwelling as a substitute for communal open space.	appropriate size and configuration to support outdoor living and resident amenity.	☐ Performance Solution
(o) Development provides on-site landscaping that supports and contributes to Brisbane's subtropical landscape character and contributes to the microclimate of the neighbourhood and site, supports outdoor living and subtropical planting, and assists in reducing urban heat island effects, with deep-planting areas for the protection and establishment of large, subtropical shade trees.	The proposal retains the approved landscaping framework, including deep planting opportunities and subtropical planting that contributes positively to the streetscape and local landscape character.	☒ Compliant ☐ N/A ☐ Performance Solution
(p) Development provides vehicle parking and manoeuvring areas which are located and designed to integrate into the site and building and do not negatively impact on: (i) the amenity and safety of residents or visitors to the site and adjoining premises; (ii) the quality and amenity of the streetscape; (iii) the provision of quality onsite landscaping and deep planting areas; (iv) the safety and efficiency of both the internal layout and the external road network.	Resident parking remains integrated within each townhouse and visitor parking is appropriately located within the site. The proposal maintains safe and efficient vehicle access arrangements without adversely affecting streetscape quality or landscaping outcomes.	☒ Compliant ☐ N/A ☐ Performance Solution
(q) Development manages its interface with adjoining residential uses to mitigate amenity impacts including protecting visual privacy through appropriate separation of buildings and screening.	No change in comparison to previous approval - The proposed development provides a suitable interface with the adjoining residential premises. The proposed design includes, screening, separation, and landscaping to provide buffers between residential uses which will mitigate potential amenity impacts.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(r) Development ensures that building location and design minimises residents' exposure to air and noise pollution.	The approved siting and design of the development is generally retained. The proposal continues to provide an appropriate residential environment with acceptable exposure to surrounding noise and air quality conditions.	☒ Compliant ☐ N/A ☐ Performance Solution
(s) Development is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.	There are no nearby land uses with significant off-site air emission impacts that would warrant assessment against this outcome.	☒ Compliant ☐ N/A ☐ Performance Solution
(t) Development provides design elements that retain and support local character identity and strengthens site features, such as views, heritage, significant vegetation or significant corner sites, particularly where a landmark site.	The proposal does not adversely affect any identified site features, heritage values, significant vegetation or important local character elements. The approved character outcomes are maintained.	☒ Compliant ☐ N/A ☐ Performance Solution
(u) Development is designed, orientated, located and constructed to incorporate subtropical design and built form principles that make a positive contribution to Brisbane's built form and public realm, whilst facilitating and encouraging sustainable energy and waste reduction practices.	The development incorporates subtropical design principles through the provision of landscaping, private open space, opportunities for natural ventilation and access to daylight. The inclusion of clerestory windows further improves internal amenity outcomes while maintaining consistency with the approved development intent.	☒ Compliant ☐ N/A ☐ Performance Solution

3.1.2 Performance Outcomes & Acceptable Outcomes

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

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area. <i>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.</i>	Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	Not applicable – the site is within the Low-medium density residential zone.	☐ Performance Solution
Building design and appearance			
PO3 Development height, bulk and scale, siting and layout ensures that: (a) building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; (b) where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; (c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are	AO3 Development is contained within the building envelope for the site created by applying: (a) the maximum building height in Table 9.3.14.3.B; (b) front, rear and side boundary setback requirements in Table 9.3.14.3.C; (c) car parking boundary setback requirements in Table 9.3.14.3.E; (d) building separation requirements in Table 9.3.14.3.F; (e) building height transitions specified in Table 9.3.14.3.I where applicable; (f) the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c.	AO3 The proposal is for an Other Change to approved Multiple dwellings (5 townhouses) and ROL in the 2-3-storey precinct. We note that proposal is limited in nature, generally maintaining the same scale and setbacks as previously approved. The additional height and along with the decrease in site cover are considered appropriate. As such, performance solutions are sought and achieved were required, and discussed further within the planning report.	☐ Compliant ☐ N/A ☒ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; (d) sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; (e) the development is consistent with the setback pattern and contributes to the character of the streetscape; (f) adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.	<i>Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.</i>		
PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned to community expectations about the number of storeys to be built, having regard to the intent for	AO4.1 Development has a maximum building height that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	AO4.1 The building height provisions are established within the zone code. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO4.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.	AO4.2 The subject site is not identified as requiring a building height transition under Table 9.3.14.3.I. Furthermore, the proposed amendments maintain an appropriate interface with adjoining	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
the zone precinct and the predominant height of approved buildings in the street; (c) proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development; (d) designed to avoid a significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; (f) considerate of street conditions, the topography of the area and site slope; (g) designed to maintain significant view points and corridors; (h) designed and orientated to retain solar access to key public spaces and adjoining buildings.		development through the retention of the approved setback framework and overall built form arrangement.	
PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: (a) are integrated into the development;	AO5 Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary:	AO5 If required, any services or related structures will not comprise of more than 5m or 10% of the street frontage.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) do not dominate the site frontage; (c) are compatible with the intended streetscape character; (d) ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.	(a) comprise no more than 5m or 10% of the street frontage, whichever is the lesser; (b) are orientated towards the internal driveways or footpaths onsite; (c) are located, screened or landscaped so as not to be visually obtrusive.		
PO6 Development provides a front boundary setback that: (a) defines the street edge; (b) creates a clear threshold and transition from public to private space; (c) assists in achieving visual privacy to ground-floor dwellings from the street; (d) supports the location of balconies for casual surveillance of the street and modulation of the facade; (e) allows for built form and facade articulation that contributes to the streetscape character and landscape; (f) is consistent with the intended streetscape and setback pattern; (g) facilitates landscaping appropriate to soften and screen the built form of the development from the street.	AO6 Development provides setbacks to the primary and secondary frontages that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. <i>Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies.</i> <i>Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.</i>	AO6.1 The proposed development generally maintains the approved 7m setback to the Westacott Street frontage, with only a minor encroachment associated with the entry stairway and porch. Notwithstanding this encroachment, the front setback remains compliant with the setback requirements applicable to primary street frontages, which prescribe a minimum setback of 4m for buildings up to 11.5m in height (3 storeys). All remaining boundary setbacks are unchanged from those approved under the existing development approval.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO7 Development provides side and rear boundary setbacks that: (a) consider future development; (b) minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; (c) support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; (d) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; (e) maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.	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.	AO7.1 The Other Change proposal has resulted in minor modifications to the building footprint, including an increased setback to the southern boundary. The setback to the eastern boundary remains consistent with the existing approval. As a result, the proposal continues to provide adequate building separation, maintain the amenity and privacy of adjoining properties, and ensure access to natural light, ventilation and outlook.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO7.2 Development ensures that any built to boundary walls located in a zone in the residential zones category are: (a) not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; (b) not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; (c) for non-habitable rooms or spaces only; (d) not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; (e) not located within the front or rear setback;	AO7.2 The proposal does not introduce any additional built-to-boundary walls and generally retains the approved setback framework. Any built-to-boundary walls continue to comply with the requirements of AO7.2.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(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.	AO7.3 The proposal does not alter the extent of any approved built-to-boundary walls. Any built-to-boundary walls provided on site comply with the maximum cumulative length requirements of AO7.3.	☒ Compliant ☐ N/A ☐ Performance Solution
PO8 Development ensures that the proportion of buildings to open space and landscaping on a site: (a) is consistent with the intended form, character and intensity of the local area and immediate streetscape;	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	AO8 The proposal results in a reduction in site cover compared to the approved development. The building footprint remains appropriate for the site and provides adequate opportunities for landscaping, deep planting and private open space.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) facilitates modulation and articulation of the building form; (c) supports residential amenity for occupants and adjoining properties; (d) supports private outdoor subtropical living; (e) provides for well-located and functional communal open space areas; (f) provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	(ii) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: 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 where in the High density residential zone, is 40%.		
PO9 Development balances the height and footprint of the building, providing modulation and variation in the façade's horizontal and vertical profiles that: (a) reduces the appearances of bulk through changes in building depth, length and articulated form; (b) maintains a human scale and is consistent with the form and character intent of the neighbourhood and street;	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. <i>Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</i>	AO9.1 The proposal incorporates recesses, projections and variations in the building line that provide articulation and reduce the perception of building bulk. No wall exceeds the maximum length requirements prescribed by AO9.1.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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.	AO9.2 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. <i>Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</i>	AO9.2 Not Applicable	☐ Compliant ☒ N/A ☐ Performance Solution
	AO9.3 Development incorporates the following design elements: (a) balconies, verandas or terraces on each level; (b) variation in the treatment and patterning of windows to bring visual interest and activation to each facade; (c) variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; (d) recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. Refer to Figure l, Figure m and Figure n.	AO9.3 The proposal is considered to be well designed to include vertical recesses, projections and façade indentations. The proposal will present a design that displays features to reduce the visual bulk of the built form, while also displaying a variety of construction materials and colours.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO9.4 Development of the first 3 storeys of the building includes: (c) balconies and outdoor living areas orientated to the street or public realm; (d) expression and promotion of pedestrian entries; (e) elements of a finer scale than the building's main structure framing such as party walls and slab edges; (f) recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.	AO9.4 The proposal incorporates balconies and outdoor living areas oriented towards the street, clearly identifiable pedestrian entries, articulated architectural elements and recesses within the built form that enhance visual interest and facilitate access to natural light and ventilation.	☒ Compliant ☐ N/A ☐ Performance Solution
PO10 Development for rooftops and building caps: (a) is contextually and climatically appropriate in form; (b) reduces the bulk and scale of development when viewed from the street; (c) is responsive to orientation and solar access; (d) is not marred by plant and equipment.	AO10.1 Development provides building caps and rooftops which: (a) contribute to the architectural distinction of the building and roofs; (b) include interesting forms created through pitches, gables, skillions or other features; (c) provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. (d) Refer to Figure m and Figure n.	AO10.1 Not applicable – no rooftop garden proposed.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(e) may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. <i>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</i>	AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: (a) designed as an architectural feature of the building; (b) incorporated into the roof form; (c) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; (d) visually and acoustically screened from any communal open space on the rooftop.	AO10.2 Not applicable – no rooftop garden proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
	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. <i>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</i>	AO10.3 Not applicable – no rooftop garden proposed.	☐ Compliant ☒ N/A ☒ Performance Solution
PO11 Development provides a building that must define the street edge and	AO11.1 Development provides a building front elevation that is parallel or nearly parallel to the street frontage.	AO11.1 The proposal provides a building front elevation that is parallel to the street frontage and is designed in a logical matter.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.	AO11.2 The proposal maintains the approved front setback arrangement and does not introduce any excessive setback from the street frontage. The development continues to define the street edge and reinforce the established streetscape character.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	AO11.3 The proposed dwellings incorporate balconies and primary living area windows that overlook the street and internal access areas, providing opportunities for passive surveillance and contributing to a safe and active streetscape.	☒ Compliant ☐ N/A ☐ Performance Solution
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;	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.	AO12.1 As part of this Other Change application, the townhouse entrances have been redesigned to increase their prominence and legibility within the building façade. Each dwelling continues to provide a clearly identifiable entrance at ground level that is visible from the internal driveway and readily accessible to residents and visitors. The changes improve the visibility and distinction of individual dwelling entries and therefore maintain compliance with the intent of the acceptable outcome.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry	AO12.2 Not applicable. The proposal comprises a small-scale multiple dwelling development of five attached dwellings and is appropriately assessed against AO12.1.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(f) individual entrances to ground storey dwellings provide for a varied streetscape.	directly with the public verge, is separated from the vehicle entry and includes: (a) entry and waiting space off the footpath; (b) shelter; (c) lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) mailboxes. Refer to Figure s.		
	AO12.3 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; (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.	AO12.3 The dwellings fronting the street provide direct and identifiable pedestrian access from the street frontage. The design incorporates appropriate transitions between public and private space and facilitates convenient visitor and emergency access, with steps setback a compliant distance from the street.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Refer to Figure t.		
Safety, privacy and amenity			
PO13 If: (a) identified in a neighbourhood plan as a building height transition; or (b) in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low-medium density residential zone, Low density residential zone or Character residential zone. (c) Development provides a transitional built form which protects the amenity of lower density residential areas by: (d) stepping down in height and scale; (e) heavily landscaping interface area; (f) minimising impacts including overlooking and visual dominance through building articulation; (g) maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; (h) avoiding large blank walls on steeply sloping sites.	AO13.1 Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan.	AO13.1 Not applicable – as assessed above.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the High density or Medium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I. Refer to Figure f.	AO13.2 Not Applicable	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to: (a) be consistent with the form and character intent for the local area; (b) protect residential amenity including access to natural light, sunlight and breeze; (c) provide visual privacy to reduce the need for fixed screening.	AO14.1 Development provides building placement and design that: (a) complies with Table 9.3.14.3.F; or (b) positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; (c) offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. Refer to Figure g and Figure h. <i>Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues.</i> <i>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.</i>	AO14 The proposed dwellings incorporate balconies and primary living area windows that overlook the street and internal access areas, providing opportunities for passive surveillance and contributing to a safe and active streetscape.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO14.2 Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.	AO14 Not applicable – no secondary open spaces are provided.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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. <i>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.</i>	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. <i>Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height.</i> <i>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.</i>	AO15.1 Not applicable – the proposal is not between 8-15 storeys.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO16 Development provides screening and partial enclosure of balconies to: (a) balance the privacy needs of neighbouring dwellings with the comfort of building occupants; (b) ensure buildings are subtropical and climatically responsive; (c) reduce the appearance of excessive bulk; (d) provide opportunities for passive surveillance of the street or public spaces. <i>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.</i>	AO16.1 Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of: (a) 50% of the balconies on the first 3 storeys; (b) 25% on the 4th storey and above. Refer to Figure w.	AO16.1 No applicable – patios facing the street have batten balustrading.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to: (a) the side directly adjoining another balcony or private open space within the same building; (b) a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; (c) the full extent of a secondary balcony on a side elevation where for utilities or services. <i>Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.</i>	AO16.2 Not applicable – see above assessment.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of:	AO16.3 Not applicable – no fixed screening proposed to surround the patios.	☐ Compliant ☒ N/A ☒ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(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.		
PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. <i>Note—Siting and building separation is used to minimise privacy screening requirements.</i>	AO17.1 Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have: (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or (d) fixed external screens; or (e) in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. Refer to Figure h.	AO17.1 Complies – refer to attached Architectural Plans for details.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.	AO17.2 Not applicable – patios are directed towards the street and not towards adjoining Dwelling houses.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO17.3	AO17.3	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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. <i>Note—The screening device is offset a minimum of 0.3m from the wall around any window.</i> <i>Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.</i>	No applicable – no screens proposed.	☒ N/A ☐ Performance Solution
PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.	AO18 Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. <i>Note—This includes outdoor lighting to communal open spaces on the roof.</i> <i>Note—This includes outdoor lighting to communal open spaces on the roof.</i>	AO18 Compliance anticipated – can be managed at detailed design.	☒ Compliant ☐ N/A ☐ Performance Solution
PO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	AO19 Where development incorporates reflective glass material, it is to have: (a) a level of light reflectivity of not greater than 20%; (b) a level of heat transmission of not less than 20%.	AO19.1 Compliance anticipated – can be managed at detailed design.	☒ Compliant ☐ N/A ☐ Performance Solution
PO20 Development is located, designed and constructed to achieve the:	AO20.1 Development in a zone in the centre zones category or the Mixed use zone, including	AO20.1 Not Applicable – the subject site is not within the listed zones.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) air quality (planning) criteria in Table 9.3.14.3.G; (b) odour criteria in Table 9.3.14.3.H. <i>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</i>	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.		
	AO20.2 Development is located no closer than 150m to a spray painting workshop. <i>Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.</i>	AO20.2 Complies in accordance with previous approval.	☒ Compliant ☐ N/A ☐ Performance Solution
PO21 Development in a zone in the centre zones category or the Mixed use zone must: (a) be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; (b) be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA.	AO21 Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: (a) Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m ² ; (b) Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m ² .	AO21 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</i> <i>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.</i>			
PO22 Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria: • $L_{Aeq,adj,T}$ emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development. <i>Note— Where T is</i> • Day (7am to 6pm): 11hr, • Evening (6pm to 10pm): 4hr, • Night (10pm to 7am): 9hr. <i>Where—</i>	AO22 Development ensures mechanical plant is acoustically screened from nearby sensitive uses.	AO22 Not applicable – no mechanical plant required.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
$L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. - The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.			
PO23 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas;	AO23 No acceptable outcome prescribed.	AO23.1 The proposed Other Change application does not introduce any substantive changes to the approved site layout, building orientation, access arrangements, communal areas, landscaping, or circulation network that would alter the existing crime prevention through environmental design (CPTED) outcomes. The approved development already incorporates opportunities for casual surveillance through the orientation of	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. <i>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.</i>		dwellings, windows and active residential frontages overlooking publicly accessible areas, including the internal driveway and communal spaces. Clear delineation between public, communal and private areas is maintained, with access to residential dwellings restricted to residents and authorised visitors. The proposed amendments are limited in nature and do not reduce visibility, create additional entrapment spaces, alter pedestrian movement patterns, or compromise way-finding throughout the development. Lighting arrangements, access controls, and the overall design response remain substantially consistent with the approved development.	
PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:	AO24 No acceptable outcome prescribed.	AO24 Complies – see above for assessment.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) denying access to potential canvases through access control techniques; (b) reducing potential canvases through canvas reduction techniques; (c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. <i>Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.</i>			
PO25 Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.	AO25 Development: (a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; (b) for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan.	AO25 Not applicable	☐ Compliant ☒ N/A ☐ Performance Solution
Subtropical design and landscaping			
PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that: (a) reduces the need for mechanical heating, cooling and lighting;	AO26.1 Development is designed to provide all dwellings with: (a) floor-to-ceiling heights of at least 2.7m; (b) habitable rooms with a minimum of 2 dual aspect windows or openings. Refer to Figure o and Figure p.	AO26.1 Compliance with minimum floor-to-ceiling height is achieved for all floors. The proposal has also introduced a clerestory window elements within the three internal townhouses to better provide for access to natural light and ventilation for the mid-block	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) ensures access to sunlight and natural heating, cooling and ventilation for residents; (c) provides protection and relief from the subtropical climate; (d) mitigates the impact of urban heat island.	AO26.2 Development includes: (a) weather protection and sun shading to all external doors and windows to habitable rooms; (b) deep recesses, eaves and sun-shading devices on the north-facing building facades; (c) extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.	units, consistent with established subtropical design principles AO26.2 Shading features have been incorporated in accordance with the previous approval. In particular northern and western facing windows are provided with louvres, sunhoods or extended eaves to facilitate sun shading.	☒ Compliant ☐ N/A ☐ Performance Solution
PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects. <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i>	AO27.1 Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained. <i>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.</i>	AO27.1 The proposed Other Change application does not introduce any substantive changes to the approved site layout, building orientation, access arrangements, communal areas, landscaping, or circulation network that would require the removal of any additional existing landscaping across the site.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i> 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. <i>Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy.</i> <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i>		
	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. <i>Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy.</i> <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i>	AO27.2 No substantive changes have been made in comparison to the previous approved development.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO27.3 Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years. <i>Note—Shade cover is to be measured at 12pm on 21 December.</i>	AO27.3 No substantive changes have been made in comparison to the previous approved development.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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 built and soften bulk form, driveways and hardstand areas from the street and adjoining properties; (f) contribute to privacy between residences; (g) provide natural shade to mitigate heat island impacts. <i>Note—This is demonstrated by an overall site landscape concept plan.</i> <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i>	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. <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i> <i>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.</i>	AO28.1 No substantive changes have been made in comparison to the previous approved development. Landscaping is still provided along the site frontages as per the proposed Landscape Concept Plan, attached.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO28.2 Development provides landscaping along side boundaries as follows: (a) a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls; (b) a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.	AO28.2 No substantive changes have been made in comparison to the previous approved development. Landscaping is still provided along the sites side boundaries as per the proposed Landscape Concept Plan, attached.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO29 Development provides a resident with functional outdoor living space that receives natural light but is shaded to protect from the resident from direct sunlight.	AO29.1 Development locates deep-planting areas: (a) to protect existing significant vegetation including large subtropical shade trees; (b) to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; (c) within the front or rear set back to soften the built form for the street and adjoining premises. <i>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.</i>	AO29.1 No substantive changes have been made in comparison to the previous approved development.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO29.2 Development provides deep-planting areas that are: (a) a minimum of 10% of the site area; (b) a minimum unobstructed dimension of 4m in any direction; (c) able to accommodate trees planted in natural ground; (d) 100% open to the sky; (e) can be accessed for maintenance purposes.	AO29.2 The proposal maintains the minimum 10% deep planting provision. Refer to Architectural Plans for details.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO29.3 Where there are no existing large subtropical shade trees on the site,	AO29.3 No substantive changes have been made in comparison to the previous approved development.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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. <i>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.</i>		
	AO29.4 Development ensures that deep-planting areas are exclusively for landscaping and do not contain: (a) vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; (b) surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; (c) sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.	AO29.4 No substantive changes have been made in comparison to the previous approved development.	☒ Compliant ☐ N/A ☐ Performance Solution
Private and communal open space			
PO30	AO30.1	AO30.1	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	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. <i>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.</i> <i>Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping,</i>	Not applicable – only five dwellings are proposed as part of this application.	☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	and another on the roof to take advantage of views. <i>Note—Internal spaces may include a gymnasium, movie room or entertainment room.</i> <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i>		
	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. <i>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.</i>	AO30.2 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO31 Development must provide attractive and functional private open space for residents that: (a) is appropriately sized and located to enhance amenity and liveability for residents;	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;	AO31.1 Proposal generally maintains compliance with POS provision as follows; - Unit 1: Reduced from 41.5m² to 34m² - Unit 2: Reduced from 41.8m² to 35m² - Unit 3: Reduced from 41.5m² to 35m²	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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. <i>Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.</i>	(b) for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m. <i>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.</i>	- Unit 4: Reduced from 41.5m² to 35m² - Unit 5: Reduced from 45.3m² to 36m²	
	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.	AO31.2 The proposed private open space provision is considered to achieve compliance with the minimum private open space provisions.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.	AO31.3 Not applicable	☐ Compliant ☒ N/A ☐ Performance Solution
	AO31.4	AO31.4	☒ Compliant ☐ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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. <i>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.</i>	Complies – refer to architectural plans for details.	☐ Performance Solution
	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. <i>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.</i>	AO31.5 Complies – Private open spaces are northern facing.	☒ Compliant ☐ N/A ☐ Performance Solution
Refuse storage and collection			
PO32	AO32	AO32	☒ Compliant ☐ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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; (d) are of a design that allows low-frequency service collection; (e) minimise ongoing building management cost for occupants. <i>Note—Refer to the Refuse planning scheme policy for further guidance.</i>	Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	No substantive changes have been made to the bin storage areas in comparison to the previous approved development.	☐ Performance Solution
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. <i>Note—This excludes driveway splays to the kerb.</i>	AO33.1 Complies.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or	AO33.2	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.	No substantive changes have been made in comparison to the previous approved development.	
	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.	AO33.3 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
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 neighbourhood plan applies or no	AO34.1 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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. <i>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.</i>	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. <i>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.</i>		
	AO34.2 Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.	AO34.2 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: (a) the maximum combined height of basement structure, retaining walls and fencing is 2m;	AO34.3 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) structures and fences are finished with low-maintenance and pre-finished materials. <i>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.</i>		
	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.	AO34.4 Visitor parking is located at the front of the site and clearly visible from the entrance to the site.	☒ Compliant ☐ N/A ☐ Performance Solution
	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. <i>Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts</i>	Not applicable – no units have direct egress onto the street.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>assessment and is generally not acceptable for development on major roads.</i>		
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. <i>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.</i>	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. AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are: (a) acoustically screened from adjoining dwellings to a minimum height of 1.8m; (b) provided with a vegetated buffer next to any movement or parking areas: (i) a minimum of 1m wide along the side boundary; (ii) a minimum of 2m wide along the rear boundary; (iii) planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.	AO35.1 No substantive changes have been made to the bin storage areas in comparison to the previous approved development.	☒ Compliant ☐ N/A ☐ Performance Solution
		AO35.2 No substantive changes have been made to the bin storage areas in comparison to the previous approved development.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides: (a) a minimum of 1 shade tree for every 6 car spaces; (b) trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.	AO35.3 No substantive changes have been made to the bin storage areas in comparison to the previous approved development.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides: (a) landscaping that is used to delineate safe pedestrian movement through car parks; (b) exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.	AO35.4 No substantive changes have been made to the bin storage areas in comparison to the previous approved development.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. <i>Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface</i>	AO35.5 No substantive changes have been made to the bin storage areas in comparison to the previous approved development.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>performance outcomes and acceptable outcomes.</i>		
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 or busway station environment through pedestrian orientated building and landscape design.	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 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.	AO36 Not applicable	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	AO37.1 Fencing along the front boundaries are a combination of open batten fence and block/rock wall segments. This is generally consistent with the previously approved development. Fencing along the southern and eastern boundaries will remain as previously approved.	☒ Compliant ☐ N/A ☐ Performance Solution
	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	AO37.2 As above.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	and landscaping is provided to add visual interest and soften the visual impact.		
	AO37.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.	AO37.3 Amendments to the retaining onsite have been made to improve site levels and drainage onsite. In lieu of stepping the retaining wall, the wall has been pulled off the site boundary and accompanied by a landscaping strip to provide a positive interface and protect the privacy and amenity for residents and dwellings adjoining the site. Refer to Town Planning Report for further assessment.	☐ Compliant ☐ N/A ☒ Performance Solution
Adaptable housing			
PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.	AO38 Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with Table 9.3.14.3.D.	AO38 Not applicable – adaptable housing is not proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
Additional requirements for sites with an area of 7,000m² or greater, or for 20 or more dwellings if in the emerging community zone			
PO39 Development contributes to contained, sustainable and functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through:	AO39 Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning planning scheme policy.	AO39 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) inclusion of dwelling types, tenures, mix and forms consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site; (b) retaining or respecting the character and environmental values of the site; (c) reflecting local streetscape forms, features and character; (d) contributing to the desired character and form of the locality; (e) the establishment or extension of public streets and pathways; (f) the provision of parks and other public spaces as appropriate to the scale of development; (g) buildings that address existing streets; (h) building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development. <i>Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.</i>			
Additional criteria for development if identified in a neighbourhood plan			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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; (e) providing a corner land dedication, if required, that: (i) accommodates a deep-planted large feature tree within the dedication area; (ii) provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; (iii) accommodates high levels of pedestrian movement and a high quality pedestrian setting.	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. <i>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.</i>	AO40.1 The Toombul-Nundah neighbourhood plan has been assessed above – the site is not a landmark site.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO40.2 Development provides a corner land dedication adjacent to the existing verge area which: (a) complies with any dimensions identified in a neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy;	AO40.2 The Toombul-Nundah neighbourhood plan has been assessed above – the proposal does not require a corner land dedication.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</i> <i>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</i>	(c) is embellished in compliance with the Infrastructure design planning scheme policy. <i>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.</i>		
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. <i>Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.</i>	AO41.1 The Toombul-Nundah neighbourhood plan has been assessed above – the subject site is not identified within a identified view corridor.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. <i>Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.</i>	AO41.2 As above.	☐ Compliant ☒ N/A ☒ Performance Solution
PO42	AO42.1	AO42.1 Not applicable.	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by: • accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; • emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; • reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; • respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; • if a corner land dedication is required: (i) accommodating a deep-planted feature tree within the dedication area; (ii) providing a building envelope that acknowledges and respects the presence of the feature tree canopy.	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.		☐ Performance Solution
	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 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. <i>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.</i>	AO42.2 Not applicable	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</i>	AO42.3 Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area. <i>Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.</i>	AO42.3 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

3.2 Subdivision Code

Effective – V35 05 December 2025

3.2.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Subdivision code is to regulate development for reconfiguring a lot.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development for reconfiguring a lot proposed in conjunction with or subsequent to a material change of use maintains or improves the: (i) landscape and built form character, environmental and other values of the site or locality; (ii) safe and efficient operation of existing and future lawful uses and activities on the site or adjacent premises; (iii) amenity of intended uses and existing surrounding residential uses; (iv) comfort, quiet, privacy and safety (including the impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected in the zone or zone precinct that applies to the site.	The proposed Other Change does not alter the approved reconfiguration outcomes, lot arrangement, infrastructure provision, or the approved land use framework. The amendment is limited in nature and does not introduce any additional impacts on the site or surrounding area.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(b) Development for reconfiguring a lot results in lots and an arrangement of lots that: (i) achieve the relevant outcomes and comply with the standards required by the planning scheme for the zones, zone precincts, neighbourhood plans and overlays that apply to the site; (ii) accommodate lawful uses; (iii) are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development; (iv) are arranged and configured to complement the pattern of development in the locality; (v) address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values. (c) Development for reconfiguring a lot under the <i>Land Title Act 1994</i> and the <i>Body Corporate and Community Management Act 1997</i> occurs in a manner that achieves good urban design outcomes. (d) Development for reconfiguring a lot associated with or resulting from a material change of use provides lots and arrangement of lots for the purposes of titling and any easement relevant to the development. (e) Development for reconfiguring a lot of an existing building and associated land can be separately titled either in freehold or other title forms. (f) Development for reconfiguring a lot relating to existing or approved buildings does not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category and a dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
zone in the residential zones category is always to remain as a sole lot by any title or tenure. (g) Development for reconfiguring a lot provides infrastructure and services that: (i) comply with the relevant standards in the planning scheme; (ii) effectively integrate with existing and planned infrastructure and services to the extent these are identified or necessary to support the development for its intended purpose; (iii) maximise the quality and utility of the public realm.		

3.2.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—General performance outcomes and acceptable outcomes for reconfiguring a lot			
PO1 Development results in lots and an arrangement of lots that: (a) enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use; (b) are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; (c) feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future	AO1.1 Development provides lots with dimensions in compliance with Table 9.4.10.3.B. <i>Note—Dwelling density may also be specified in the planning scheme in addition to the minimum or average lot sizes specified in Table 9.4.10.3.B. Development must comply with both parameters.</i> <i>Note—Parts 1 to 3 of Table 9.4.10.3.B provide the minimum dimensions for standard, small and rear lots to accommodate the range of residential development intended for the Low density residential zone,</i>	AO1 While the proposed lots do not achieve the minimum lot size requirements, these lots align with the approved multiple dwelling (Council Ref: A005481133) in order to achieve freehold title, with reciprocal easements proposed over the driveway to ensure access.	☐ Compliant ☐ N/A ☒ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
development; (d) complement the streetscape, local context and character for the locality; (e) address development constraints.	<i>Character residential zone, Low-medium density residential zone and the Emerging community zone.</i> <i>Note—Part 4 of Table 9.4.10.3.B provides dimensions for lots in other zones and in the South East Queensland Regional Plan area under certain circumstances. Where a zone is not identified in Part 4 of Table 9.4.10.3.B the relevant dimensions are either use or activity specific and no acceptable outcome is prescribed.</i> <i>Note—The Dwelling house code and Dwelling house (small lot) code provide requirements for dwelling houses on standard lots and small lots. Table 9.4.10.3.B is not part of the assessment for a dwelling house other than as identified in the tables of assessment in Part 5.</i> <i>Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions.</i>		
	AO1.2 Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot where meeting the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act</i>	AO1.2 Not applicable - The proposed subdivision does not require building envelope or development footprint plans.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	1994. <i>Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Parts of this code and other codes in the planning scheme determine the circumstances for the application of a building envelope plan or a development footprint plan.</i> <i>Note—A building envelope plan or a development footprint plan may also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing.</i>		
	AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located: (a) across a proposed lot boundary; or (b) within a setback required by the planning scheme. <i>Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot.</i>	AO1.3 The proposed subdivision relates to an approved multiple dwelling (Council Ref: A005481133) with shared building walls requiring sharing by formal title arrangement. The proposed lot boundaries align with the walls and structures of the preceding development approval.	☐ Compliant ☐ N/A ☒ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan.</i> <i>Note—Where development involves work for walls or structures (other than a fence) on or near to a proposed lot boundary and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the structure is to be located in the position identified by the preceding development approval or approved plans, planning scheme and Building Regulation.</i> <i>Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located:</i> ▪ <i>physical inspection is undertaken at the framing stage of construction;</i> ▪ <i>written evidence in the form of a plan of subdivision is prepared by a suitably qualified person;</i> ▪ <i>other evidence received and agreed by the Council.</i>		
PO2 Development creates useable lots that:	AO2.1 Development ensures that any cutting, filling, retaining walls and earthworks:	AO2.1	☒ Compliant ☐ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) do not rely on excessive cut and fill; (b) do not intrude into areas of waterway and environmental significance; (c) ensure any cutting, filling, retaining walls and earthworks: (i) minimise adverse impacts to vegetation, natural features and topography; (ii) avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; (d) minimise adverse impacts to the utility of existing or proposed transport network elements.	(a) result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: (i) a single level change; or (ii) any step in a series of level changes. (b) locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; (c) limits cut and fill to less than 1m in height for construction of transport network elements. <i>Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B.</i> <i>Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended.</i>	Any earthworks required by the approved multiple dwelling will be in accordance with Council's requirements.	☐ Performance Solution
	AO2.2 Development involving a lot with an area less than 450m ² is located on a site with a maximum average slope of: (a) 1 into 10 on the shortest lot axis; (b) 1 into 15 on the longest axis.	AO2.2 Any earthworks required by the approved multiple dwelling will be in accordance with Council's requirements.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO2.3 Development ensures that the minimum	AO	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks occurring on the site. <i>Note—A minimum rectangle dimension sited on level to gently sloping land is required to ensure that lots are able to be developed for a dwelling in accordance with the requirements of the planning scheme.</i> <i>Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone.</i>	The proposed subdivision relates to an approved multiple dwelling (Council Ref: A005481133) and therefore does not comply with the minimum dimensions.	☐ Performance Solution
	AO2.4 Development does not involve the creation of canals or artificial waterways.	AO2.3 The proposed subdivision does not involve the creation of canals or artificial waterways.	☐ Compliant ☒ N/A ☐ Performance Solution
PO3 Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: (a) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; (b) for the type of vehicle, pedestrian and cyclist use appropriate to the	AO3.1 Development provides roads, pavement and concrete kerb and channel that provide for: (a) design and construction in accordance with the road hierarchy; (b) safe travel for pedestrian, cyclists and vehicles; (c) access to properties for all modes; (d) utilities; (e) high levels of aesthetics and amenity, improved liveability and future growth;	AO3.1 Where required, the approved multiple dwelling will provide pavement and kerb and channel that is: a. designed in accordance with the road hierarchy; b. safe for pedestrians, cyclists and vehicles; c. accessible to properties for all modes; d. provided with utilities; e. highly aesthetic and provides amenity, improved liveability and for future growth; f. providing a high quality streetscape; g. low maintenance.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
site and intended use; (c) to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; (d) to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; (e) at an adequate width, suitable gradient and appropriate construction standard; (f) to avoid unreasonable detriment or nuisance to an adjacent premises; (g) to preserve the amenity and function of the public realm in accommodating: (i) high levels of pedestrian traffic; (ii) large subtropical street trees; (iii) on-street parking.	(f) a high-quality streetscape; (g) a low-maintenance asset with minimal whole-of-life cost. <i>Editor's note—See Section B for additional requirements where new road is proposed.</i>		
	AO3.2 Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO3.2 Each lot achieves access approved in accordance with the Transport, access parking and servicing planning scheme policy.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO3.3 Development provides each lot with access to a public road other than a major road, that is: (a) direct; or (b) via a formal access arrangement that is: (i) registered on a title over another lot; or (ii) a reciprocal access easement; or (iii) over common property; (iv) located as far away as practicable from an existing or proposed dwelling; (v) compliant with the road corridor design standards in the Infrastructure design planning scheme policy; (c) the width specified: (i) in the Transport, access, parking and servicing planning scheme policy where an access way to a	AO3.3 The proposed subdivision achieves direct access approved to a minor road for each lot, which is designed in accordance with the standard vehicle type requirements for the Low density residential zone. Reciprocal access easements are proposed over the driveway to maintain shared access.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	rear lot in the Low density residential zone, Character residential zone, Low-medium density residential zone or Emerging community zone; or (ii) in Table 9.4.10.3.B where in any other zone; (d) compliant with the standard vehicle type requirements for the zone and zone precinct applicable to the site and intended use.		
	AO3.4 Development provides safe sight distances at the following locations: (a) an access point along the frontage of each lot; (b) a junction and an intersection, including corner truncation; (c) a pedestrian or cyclist crossing.	AO3.4 The approved access points into the site achieve safe sight distances.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO3.5 Development provides grades within a lot that: (a) enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy; (b) do not require cut and fill in excess of 1m in height.	AO3.5 Grades within each lot will enable vehicular access in accordance with Council's requirements. Earthworks are required onsite in excess of 1m cut/fill as detailed on the Preliminary Engineering Plans prepared by CMT. Refer to Town Planning Report for assessment.	☐ Compliant ☐ N/A ☒ Performance Solution
PO4 Development provides for the delivery of infrastructure and	AO4.1 Development provides land and works for infrastructure and services in compliance	AO4.1 The proposed subdivision does not require provision of land and works for infrastructure.	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
maintains the safety, efficiency and capacity of infrastructure networks. <i>Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the Planning Act 2016.</i>	with the: (a) Local government infrastructure plan; (b) standards in the Infrastructure design planning scheme policy; (c) Refuse planning scheme policy; (d) Transport, access, parking and servicing planning scheme policy; (e) Long term infrastructure plan; (f) codes and planning scheme policies that apply to the site.		☐ Performance Solution
	AO4.2 Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.	AO The proposed subdivision provides a stormwater management system that discharges lawfully to Toombul Terrace and Westacott Street.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO4.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is: (a) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or (b) a 6m long by 3 equal chord truncation if a minor road.	AO4.3 Corner truncation has been provided in accordance with the previous approval	☒ Compliant ☐ N/A ☐ Performance Solution
PO5 Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal	AO5 Development ensures that lot density, location, arrangement and dimensions address potential adverse impacts on the normal occupation of the lot for its	AO5 The proposed lots avoid potential hazards of air, noise, dust, contaminated land and electromagnetic emissions.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
occupation of the lot by the intended land use and activities associated with that use.	intended use and associated activities, by: (a) identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; (b) avoiding the hazard; or (c) mitigating hazard impacts, including through buffers, structures or other necessary measures. <i>Note—Overlays and neighbourhood plans provide information about potential risks and hazards and how to address them. However, the planning scheme may not reflect risks and hazards determined as part of the analysis of the site and its surrounds and assessment of the development or changed circumstances or those associated with:</i> ▪ contaminated land; ▪ transport noise corridors on State-controlled roads and the rail network. <i>The Queensland Government's Contaminated land register and Environmental management register should be consulted regarding contaminated land. The State Planning Policy Interactive Mapping System should be consulted regarding transport noise corridors.</i>		
Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving: (a) rearranging the boundaries of a lot; or (b) volumetric format plan subdivision; or (c) a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories.			
PO6	AO6	AO6	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development ensures that any rearrangement of a lot boundary: (a) does not create additional lots; (b) wholly contains infrastructure and services within the lot they serve; (c) results in lots having a dimension, arrangement and size that maintains or improves consistency with the: (i) character intended for the locality; (ii) outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.	No acceptable outcome is prescribed.	The proposed subdivision does not include the rearranging of lot boundaries.	☒ N/A ☐ Performance Solution
PO7 Development ensures that volumetric format plan subdivision and any associated statutory easements: (a) facilitate efficient development; (b) ensure reasonable and practical access to services, facilities and infrastructure appropriate to the current and any intended future use of the premises; (c) are in accordance with an existing development approval or approved building; (d) are consistent with the outcomes of the zones, zone precincts, neighbourhood plans and	AO7 No acceptable outcome is prescribed.	AO7 The proposed subdivision does not include the creation of volumetric lots.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
overlays applicable to the site.			
PO8 Development ensures that a subdivision involving 2 or more zones, zone precincts, a neighbourhood plan precinct or overlay sub- categories, provides for the: (a) different lot design requirements that are applicable to the zones, zone precincts, neighbourhood plans and overlays and applicable to the site; (b) lawful uses intended for the site and the locality.	AO8.1 Development ensures that the boundary between the zones, zone precincts, neighbourhood plans, overlays and land uses are reflected in the design, arrangement and boundaries for proposed lots to the extent relevant.	AO8.1 The subject site is not located across multiple zones, zone precincts, neighbourhood plans.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.2 Development includes separation, buffers, management zones or other means to address any adverse amenity, health or safety impacts caused by an adjacent use.	AO8.2 The subject site is not located across multiple zones, zone precincts, neighbourhood plans.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.3 Development provides lot dimensions and size in each different zone, zone precinct, neighbourhood plan and land use that is in compliance with Table 9.4.10.3.B.	AO8.3 The subject site is not located across multiple zones, zone precincts, neighbourhood plans.	☐ Compliant ☒ N/A ☐ Performance Solution
Section B—Transport, traffic and movement outcomes for reconfiguring a lot involving: (a) 10 or more lots; or (b) road reserve or new road; or (c) cycle or pedestrian routes.			
PO9 Development ensures that the transport network and all its component elements is designed to: (a) facilitate the efficient and cost-effective provision and maintenance of infrastructure; (b) deliver the intended functional outcome of each element; (c) have a clear hierarchical structure	AO9 Development provides a transport network that: (a) is designed and constructed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy; (b) completes, aligns and integrates with the relevant components of the	AO9 Not applicable – only 5 lots are being created as part of the ROL proposal.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
using the existing network classification; (d) provide a high level of internal accessibility and external connectivity for local vehicle, pedestrian and bicycle networks and where relevant, public transport and freight networks. <i>Note—A traffic impact assessment may be required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied.</i> <i>Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended.</i>	surrounding transport network identified through: (i) the Road hierarchy overlay map; (ii) the Bicycle network overlay map; (iii) the Streetscape hierarchy overlay map; (iv) any other overlay, neighbourhood plan, preliminary approval, development approval, structure plan or other plans agreed by the Council, over the subject site or land adjoining and in the locality of the subject site; (v) a traffic impact assessment report in accordance with the Transport, access, parking and servicing planning scheme policy and the report outcomes as agreed by the Council; (c) when resulting in a stub road for a proposed future road connection, provides a turn-around area or easement in compliance with the {Link, 10350, Refuse planning scheme policy and the Infrastructure design planning scheme policy. <i>Note—The majority of relevant standards identified in the planning scheme are located in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.</i>		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>Note—This outcome can be demonstrated through an application that:</i> <i>is accompanied by sufficient information (including computer modelling input and output data) to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy;</i> <i>is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and/or the standards and guidelines of the Transport, access, parking and servicing planning scheme policy and that any computer modelling input and output data is accurate, reasonable and carried out in accordance with sound traffic engineering practices.</i>		
PO10 Development provides permeable, connected, attractive and safe pedestrian and bicycle networks that: (a) are designed to provide permeability for pedestrians and cyclists having regard to the surrounding area and existing and future networks; (b) are safe, suitably shaded and embellished, attractive and	AO10.1 Development provides a pedestrian and bicycle network that connects into the broader network of proposed and existing pathways, that: (a) is in compliance with the Infrastructure design planning scheme policy and any overlay, neighbourhood plan, preliminary approval, development approval that applies to the site or structure plan relevant to the site; or	AO10.1 Not applicable – only 5 lots are being created as part of the ROL proposal.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
efficient; (c) link destinations such as major developments, public transport stops and parks along the safest, most direct and convenient routes; (d) provide routes that are on areas of least slope and avoid potential hazards such as flooding; (e) run predominantly along public spaces including streets or parks that are fronted by dwellings; (f) are located where there is casual surveillance, avoiding an area with a major break in surveillance and an unlit area at night; (g) are widened at potential vehicle conflict points. <i>Note—While the road layout may include no through roads such as cul-de-sacs in limited circumstances, the pedestrian and bicycle network may not.</i> <i>Note—Pedestrian and bicycle networks should be designed in conjunction with the design of the road network and lot layout.</i>	(b) uses a pedestrian and bicycle accessibility grid-based network throughout the development where no overlay, neighbourhood plan, preliminary approval, development approval or structure plan applies. <i>Note—The Infrastructure design code requires the creation of footpaths and bikeways in compliance with the standards and specifications in the transport network and road corridor design sections of the Infrastructure design planning scheme policy, where in the road reserve or through a park.</i> AO10.2 Development provides pathway links outside the road corridor that: (a) comply with the Infrastructure design planning scheme policy; (b) incorporate key elements of crime prevention through environmental design, including: (i) having a maximum length of 40m; (ii) providing a direct line of sight between ends of the link; (iii) connecting between the road network and the park where development is located between them. <i>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime</i>		
		AO10.2 Not applicable – only 5 lots are being created as part of the ROL proposal.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>prevention through environmental design planning scheme policy.</i> <i>Note—A minimum of 50% of any park frontage should be to a minor road.</i>		
PO11 Development provides a road reserve and carriageway that is of sufficient design, width and arrangement to preserve the function of the road hierarchy and address all impacts on the road network, including: (a) safe and efficient movement of users, including vehicles, cyclists and pedestrians; (b) vehicle parking; (c) access to properties, including accommodation of the largest design service vehicle; (d) construction and maintenance of public utilities; (e) landscaping, street trees and shading; (f) safety and visibility; (g) integrated pedestrian and cyclist movement and safety; (h) noise reduction; (i) required design vehicles; (j) utility services.	AO11 Development provides a road reserve and carriageway that is designed in compliance with its road hierarchy classification within the Infrastructure design planning scheme policy.	AO11 Not applicable – only 5 lots are being created as part of the ROL proposal.	☐ Compliant ☒ N/A ☐ Performance Solution
PO12 Development provides a road network that:	AO12.1 Development provides a road network which is designed and constructed in	AO12.1 Not applicable – only 5 lots are being created as part of the ROL proposal.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) includes a minor road network that creates convenient and safe movement between uses and to major roads; (b) positively contributes to and enhances the bicycle network and streetscape hierarchy; (c) caters for the expected vehicle, pedestrian and cyclist use; (d) utilises geometry consistent with the standards relevant for the road hierarchy; (e) provides safe vehicular access to each lot where direct lot access is allowed; (f) prevents the needs for traffic-calming devices and ensures speed management is achieved by geometric design and arrangement of roads and paths; (g) provides safe pedestrian and cyclist crossings; (h) minimises the need for earthworks; (i) provides minor roads adjoining and overlooking the public parks network; (j) enables the creation of lots that facilitate sufficient solar access for potential dwellings, buildings, structures and activity areas; (k) maximises the quality of the public	compliance with the Infrastructure design planning scheme policy.		
	AO12.2 Development provides a minor road frontage for a minimum 50% of any park edge where involving new park or adjoining the site of an existing or approved park.	AO12.2 Not applicable – only 5 lots are being created as part of the ROL proposal.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.3 Development provides road network that: (a) is generally orientated on a modified grid pattern that allows for topographic constraints; (b) facilitates the following orientation wherever possible: (i) generally north-south roads, to allow lots to have their long axes typically orientated east-west; (ii) generally east-west roads, to allow lots to have their long axes typically orientated north-south.	AO12.3 Not applicable – only 5 lots are being created as part of the ROL proposal.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
realm, provision of street trees and availability of on-street parking.			
PO13 Development provides connected road, pedestrian and bicycle networks.	AO13 Development involving new road ensures that a no through road is included only where: (a) physical features obstruct road network continuity; (b) it is demonstrated that there is no alternative road layout, option or arrangement to provide for road continuity; (c) connections with a direct line of sight are provided to existing, proposed or potential through-streets for pedestrians and cyclists at the end of any no through road; (d) a manoeuvring area is dedicated for the road stub at the end of a no through minor road, in compliance with the standards in the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy; (e) if for residential development, a no through road: (i) accommodates a maximum of 200 vehicle movements per day; (ii) provides a visible manoeuvring area from the no through road entrance;	AO13 Not applicable – only 5 lots are being created as part of the ROL proposal.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(iii) is no longer than 150m. (f) if for industrial development, a no through road accommodates a maximum of 1,000 vehicle movements per day. <i>Note—Physical features that might obstruct road network connectivity include waterways, parks or significant land use change. The road layout should be designed to overcome the constraint or alternative arrangements such as infrastructure solutions should be provided. If no practical option exists, then this must be demonstrated in the development application.</i>		
PO14 Development maximises opportunities to provide on-street car parking where: (a) in compliance with the intended function of the road; (b) taking into consideration kerb space requirements for: (i) bus stops, passenger set down, servicing and traffic control devices; (ii) street trees and landscaping; (iii) street furniture and public signage; (iv) utilities and other infrastructure.	AO14 Development provides on-street car parking in compliance with the Infrastructure design planning scheme policy and Transport, access, parking and servicing planning scheme policy.	AO14 Not applicable – only 5 lots are being created as part of the ROL proposal.	☐ Compliant ☒ N/A ☐ Performance Solution
PO15 Development provides intersection	AO15 Development provides intersections that	AO15	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
designs that ensure: (a) safety, efficient function and visibility for vehicles, pedestrians and cyclists; (b) verge areas that provide sufficient space for safe pedestrian movement; (c) sufficient space for infrastructure and traffic management.	are designed in compliance with the Infrastructure design planning scheme policy.	Not applicable – only 5 lots are being created as part of the ROL proposal.	☐ Performance Solution
PO16 Development provides a transport network that caters for the extension of existing or future public transport routes and infrastructure including safe pedestrian set-down and pick-up facilities.	AO16 Development provides bus infrastructure and intersections that are designed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy.	AO16 Not applicable – only 5 lots are being created as part of the ROL proposal.	☐ Compliant ☒ N/A ☐ Performance Solution
PO17 Development provides a transport network that is: (a) designed to operate safely for users, pedestrians and cyclists; (b) ensures emergency access or evacuation in emergencies.	AO17 Development provides a secondary road access if access to lots is used by more than 1,000 vehicles per day.	AO17 Not applicable – only 5 lots are being created as part of the ROL proposal.	☐ Compliant ☒ N/A ☐ Performance Solution
Section C—Specific performance outcomes and acceptable outcomes applicable to development			
Section C1—Development for reconfiguring a lot involving any of the following: (a) a site that is more than 1ha in the Emerging community zone; or (b) the number of potential dwellings is 20 or more in the Emerging community zone; or (c) a site that is more than 7,000m ² in the Low density residential zone; or (d) the number of lots is 20 or more; or (e) the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or (f) the creation of more than 50% of the lots with an area less than 350m ² where not associated with a material change of use or in accordance with an approved building.			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>Note—Refer to the Structure planning planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate dwelling houses or where reconfiguring a lot is not proposed in conjunction with a material change of use.</i>			
PO18 Development delivers contained, sustainable and functional communities comprised of walkable, highly connected and legible neighbourhoods that ensure: (a) the lot frontage of all residential lots is within: (i) 400m walking distance from a local park, community hub or other central focal point to create a strong and positive neighbourhood identity; (ii) 800m walking distance of a local shop and services; (b) the greatest intensity of development is within 400m walking distance from: (i) a centre other than a Neighbourhood centre; (ii) high frequency public transport; (c) if residential development, a variety of lot sizes are provided to accommodate a range of dwellings consistent with the zones, zone precincts, neighbourhood plans and	AO18.1 Development is designed and sited in compliance with: (a) the structure outlined in a neighbourhood plan, a development approval or a preliminary approval that is relevant to the full nature and extent of the development and that clearly indicates the following: (i) integration, connection and relationship of the site with surrounding land uses; (ii) roads, pathways, bicycle and public transport stops and stations; (iii) character and environmental values and development constraints; (iv) parks and key destinations such as centres and community facilities; or (b) a structure plan prepared in accordance with the Structure planning planning scheme policy. <i>Note—A neighbourhood plan, preliminary approval or development approval must provide comprehensive information that guides the land use pattern, scale, arrangement, connections,</i>	AO18.1 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
overlays that apply to the site; (d) connected transport and public parks networks are provided to encourage public and active transport use within and between neighbourhoods; (e) an interconnected street pattern that results in safe, connected and permeable neighbourhoods; (f) centrally located parks; (g) sites are provided for community activities, services and facilities and utilities; (h) integrated development with compatible surrounding development approvals and established residential areas; (i) the outcomes of neighbourhood plans are delivered; (j) site characteristics and setting are addressed including character and environmental values and development constraints, as detailed in an applicable neighbourhood plan or overlay or as determined through a structure planning process. <i>Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating the achievement of this</i>	<i>transport network and relationship of the development to surrounding features and values. A structure plan must be prepared in accordance with the Structure planning planning scheme policy where this information is insufficient.</i> AO18.2 Development likely to generate significant pedestrian movements provides a layout with a: (a) maximum street block length of 220m; (b) maximum street block depth of 80m; (c) mid-block pedestrian pathway: (i) every 150m of street block length or part thereof where a street block length exceeds 200m; (ii) providing a minimum 5m wide direct line of sight between the link ends.	AO18.2 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
outcome. A structure plan must be prepared where in the Emerging community zone. <i>Note—In interpreting PO18(b)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.</i>			
PO19 Development ensures that the layout retains and responds to: (a) physical features such as topography, natural drainage systems and significant vegetation; (b) existing heritage or character buildings; (c) adjoining existing uses and the transport and public park networks.	AO19.1 Development retains and incorporates significant vegetation within a park, the road reserve, waterways or corridors, common property or private open space areas. <i>Note—The Vegetation planning scheme policy provides guidance on determining what significant vegetation is to be considered in demonstrating achievement of this outcome</i>	AO19.1 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO19.2 Development integrates heritage or character buildings with community facilities or shared facilities.	AO19.2 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO20 Development provides a layout that supports pedestrian access to public transport services by locating: (a) a high proportion of dwellings close to public transport stops; (b) higher density residential development close to transport	AO20 Development provides 90% or more of lots and all non-residential uses intended for public visitation within a 400m walking distance of an existing or future stop on a public transport route or a dedicated public pedestrian access point to a railway or busway station.	AO20 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
stops; (c) non-residential or high trip-generating uses immediately proximate to transport stops.			
PO21 Development provides a high proportion of lots that can accommodate climate-responsive subtropical building design for solar access and breeze.	AO21.1 Development provides lots that are generally designed and positioned to locate: (a) small lots or the greatest dwelling densities on north-facing slopes with gradients of less than 15%; (b) larger lots or the lowest dwelling densities on south-facing slopes or parts of the site where solar access is poor.	AO21.1 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO21.2 Development involving a small lot that has a building envelope plan, or provides for integrated small lot development, identifies on the building envelope plan private open space orientated to the north or north-east if this can be accommodated to the rear or side of buildings.	AO21.2 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO22 Development provides a range of lot sizes and types mixed in one location and located on any street frontage that: (a) meet the housing choice outcomes for the zone, zone precinct or neighbourhood plan; (b) is consistent with the surrounding	AO22.1 Development provides a range of lot sizes that comply with: (a) the zone, zone precinct, neighbourhood plan, preliminary approval or development approval; or (b) if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides	AO22.1 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
lot character; or (c) provides a gradual transition in lot character where the site's location provides opportunities to locate near public transport stops and stations and enables ease of access to services and facilities. <i>Note—A performance outcome for a small lot that does not comply with AO22.2 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.</i>	sufficient information on the range, scale, mix and density of lots, a maximum of 18 dwellings per hectare in the Low density residential zone, and 24 dwellings per hectare in the Low-medium density residential zone; or (c) if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, the requirements of Table 9.4.10.3.B and surrounding lot character consistent with the proposed uses of the site. <i>Note—The density of dwellings per hectare is calculated based on the number of dwellings (such as dwelling houses, multiple dwellings) relative to the area of the site for proposed lots intended for dwellings and inclusive of land intended to be included in the Local zone precinct of the Open space zone and local roads.</i>		
	AO22.2 Development fronting an existing or proposed road provides: (a) no more than 6 contiguous small lots that are separated by no less than 2 standard lots from other small lots, where in the Emerging community zone, Low density residential zone and Character residential zone; (b) no more than 6 contiguous small lots	AO22.2 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	that feature abutting built to boundary walls, where in the Low-medium density residential zone; (c) if adjoining land in the Residential zones category or the Emerging community zone: (i) a consistent lot character; (ii) a gradual transition in lot sizes, dimensions and layout where within 400m walking distance from a centre other than a Neighbourhood centre, and high frequency public transport. <i>Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.</i> <i>Note—In interpreting AO22.2(c)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.</i>		
PO23 Development involving lots for non-residential, centre or mixed use development is provided in the following appropriate locations that	AO23 Development involving lots for non-residential, centre or mixed use development in a residential neighbourhood or subdivision are located:	AO23 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
take advantage of: (a) site access opportunities or restrictions; (b) positive streetscape or park interface opportunities; (c) opportunities to locate near transport stops or on transport routes; (d) uses and building forms to act as noise buffers to external noise sources such as major roads, railways or other non-residential uses; (e) development interfaces and land use transitions to residential uses.	(a) with a frontage to a road higher than a minor road in the road hierarchy that can serve as the primary vehicle access point; (b) on the end of street blocks or corners; (c) within 200m walking distance of a dedicated public pedestrian access point of, or is integrated with, a public transport stop or station; (d) so that the change of use between residential and non-residential uses occurs along the shared rear boundaries of lots.		
PO24 Development provides a lot mix and location within a residential neighbourhood or subdivision that supports positive streetscape outcomes and balances expected building forms, driveway frequency, on-street parking, water sensitive urban design and other elements.	AO24.1 Development where providing lots for multiple dwellings: (a) facilitates direct pedestrian and vehicle access to ground-floor dwellings; (b) locates lots: (i) on corner sites; or (ii) at the ends of street blocks; or (iii) where they have dual frontage. <i>Note—Vehicle access in the form of shared driveways and crossovers is desirable to maximise the availability of on-street car parking and provision of street trees.</i>	AO24.1 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO24.2 Development ensures that a lot that is less than 350m² or with a frontage width less	AO24.2 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	than 10m: (a) is located mid-block or adjacent to a park where there is dual frontage; (b) is located in a group up to but not more than 6 in a row to enable integrated design and construction solutions; (c) if serviced by a rear lane, the lane is no longer than 60m in length.		
	AO24.3 Development provides for larger lots located on corners or at the end of T-intersections.	AO24.3 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO25 Development involving a lot intended for a dwelling house is of a regular shape and an appropriate size and dimensions: (a) for the siting and construction of any existing or potential dwelling houses and any ancillary building or activity; (b) to maximise outdoor private space, privacy and amenity; (c) to provide convenient on-site vehicle access and parking.	AO25.1 Development provides lots that are rectangular or regular in shape, with the depth dimension greater than the width dimension and in accordance with Table 9.4.10.3.B.	AO25.1 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO25.2 Development with lots less than 600m ² provides lots that are rectangular or regular in shape and has a minimum of 65% of lots orientated in accordance with Figure a.	AO25.2 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO26 Development provides land for park purposes that is well distributed and located and is consistent with: (a) the nature of surrounding parks; (b) the needs of occupants and visitors;	AO26 Development provides land for park purposes that is in compliance with the Park planning and design code and the Local government infrastructure plan.	AO26 This section is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) the safety and connection to the transport network.			
Section C2—Detailed performance outcomes and acceptable outcomes for a small lot: (a) not complying with the dimensions in Table 9.4.10.3.B; or (b) with a frontage width of less than 10m.			
PO27 Development ensures that each small lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house, associated ancillary structures and site access without adversely impacting the: (a) intended character of a locality; (b) quality of the public realm and the provision of street trees; (c) availability of on-street car parking; (d) natural, character or heritage features of the lot. <i>Note—A performance outcome for a small lot that does not comply with AO27.1, AO27.2, AO27.3 and AO27.4 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.</i>	AO27.1 Development where a small lot and not complying with the dimensions in Table provides a development footprint plan: (a) formed by the acceptable outcomes for side and rear boundary setbacks for a dwelling house in compliance with the Dwelling house (small lot) code; (b) 3m to the primary street frontage or the least setback of an adjoining dwelling, wherever is greater; (c) 1.5m to any secondary street frontage where for a corner lot; (d) 3m to any private open space on an existing or proposed adjoining small lot. <i>Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.</i>	AO27.1 The proposed small lots do not require a development footprint plan as they align with the approved built form of the associated material change of use.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO27.2 Development where a small lot and not	AO27.2	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	complying with the dimensions in Table 9.4.10.3.B provides a minimum of 16m² principle private open space with a minimum dimension of 4m. <i>Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.</i> <i>Note—The development footprint does not override the Dwelling house (small lot) code other than to the extent provided for in that code.</i>	The proposed small lots contain the approved private open spaces that achieve areas greater than 16m ² and minimum dimensions of 4m.	☐ Performance Solution
	AO27.3 Development locates the development footprint plan so that no more than 6 dwelling houses in a row provide for co-located built to boundary walls. <i>Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.</i>	AO27.3 The proposed subdivision is associated with an approved multiple dwelling and does not involve more than 6 lots in a row.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO27.4 Development where a small lot with a frontage width of less than 10m provides a development footprint plan demonstrating that any vehicle parking areas, access or driveway is in a location that: (a) minimises impacts to existing street trees and on-street car parking; (b) maximises opportunities for street tree planting and on-street car parking. <i>Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.</i>	AO27.4 The proposed small lots do not require a development footprint plan as they align with the approved built form of the associated material change of use, including the approved vehicle parking, access and driveways.	☐ Compliant ☒ N/A ☐ Performance Solution
Section C3—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone			
PO28 Development provides a lot layout plan that: (a) facilitates the integration of industrial development with other adjacent industrial development and the transport network elements intended for industrial traffic; (b) minimises impacts to existing or potential incompatible land uses.	AO28.1 Development involving an industrial lot ensures vehicle access is to a road intended for industrial access, not a residential street. AO28.2 Development provides lots or easements for non-industrial uses such as private open space, environmental or stormwater management that create spatial separation between industrial lots and other	AO28.1 Not applicable – the subject site is not within the identified zone. AO28.2 Not applicable – the subject site is not within the identified zone.	☐ Compliant ☒ N/A ☐ Performance Solution ☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	incompatible land uses.		
PO29 Development for industrial uses that are proposed to be serviced by a railway, road freight depot, intermodal terminal, airport or seaport maximises access to these facilities.	AO29 Development provides lots that are arranged to: (a) provide direct frontage to a railway, road freight depot, intermodal terminal, airport or seaport loading and unloading area; (b) be accessed by shared access ways, over private land or public road in the site, linking to the loading and unloading areas.	AO29 Not applicable – the subject site is not within the identified zone.	☐ Compliant ☒ N/A ☐ Performance Solution
PO30 Development in the General industry C zone precinct of the Industry zone and the Extractive industry zone, provides lots that: (a) are of a size that facilitates a variety of industrial and industry compatible land uses; (b) are not subdivided or otherwise fragmented into unviable lot sizes.	AO30 Development on land in the General industry C zone precinct of the Industry zone and the Extractive industry zone retained in large lots in compliance with Table 9.4.10.3.B.	AO30 Not applicable – the subject site is not within the identified zone.	☐ Compliant ☒ N/A ☐ Performance Solution
Section C4—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone			
<i>Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.</i>			
PO31 Development: (a) facilitates the integration of centre and mixed uses with adjacent uses and features;	AO31 No acceptable outcome is prescribed.	AO31 Not applicable – the subject site is not within the identified zone.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) complements and enhances existing or proposed public spaces; (c) ensures minimum impact on the amenity of adjacent and nearby areas; (d) provides for reasonable buffers between any existing or potential incompatible landuses.			
Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan			
PO32 Development provides a lot design that protects, maintains and enhances ecological features, significant vegetation, koala habitat trees and rural land values. <i>Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy and accommodated through the approach described in the Structure planning planning scheme policy.</i> <i>Note—This performance outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of the development approval and may be</i>	AO32 Development identifies a development footprint plan or building envelope plan for each lot and demonstrates that lot design and layout conserves ecological features, significant vegetation, koala habitat trees and rural land values in a spatial configuration that: (a) consolidates and connects areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; (b) minimises fragmentation of areas to be conserved for biodiversity purposes by infrastructure; (c) does not further fragment viable rural land. <i>Note—This acceptable outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of a</i>	AO32 Not applicable – the subject site is not within the identified zone.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.	development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.		
PO33 Development provides vehicular access that is: (a) available to each lot or building envelope area; (b) does not result in the loss of ecological features, significant vegetation and koala habitat trees. <i>Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy.</i>	AO33 Development provides vehicle access via a road and within a lot that is designed to minimise the clearing of vegetation and potential threat to fauna movement. <i>Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.</i>	AO33 Not applicable – the subject site is not within the identified zone.	☐ Compliant ☒ N/A ☐ Performance Solution
Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots			
If dividing land into parts by an agreement that is a lease or an exclusive use agreement or lease or the reconfiguring of an existing or approved building whether or not including land			
PO34 Development does not result in: (a) the use of a premises being impaired or made unlawful; (b) dependent activities of a use becoming separated by titling; (c) the functioning of the relevant development approval being compromised.	AO34.1 Development ensures: (a) the use of premises remains lawful; (b) development remains in compliance with planning and building standards and development approvals.	AO34.1 Not applicable – the proposed subdivision involves reconfiguring for freehold lots with associated access easements only.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO34.2 Development of premises for its intended or approved use is lawful and in compliance	AO34.2 Not applicable – as above.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>Note—For instance, where premises are used for any industrial use that includes an ancillary office, the office cannot be separately titled as it is dependent on the industrial use component.</i> <i>Note—For instance, while the reconfiguring a lot for a multiple dwelling provides individually titled units through a building form plan with a land component, the private courtyard for each unit is to be included in the title of each unit and not in the common property unless expressly required by an overlay. For example, land subject to hazard may necessitate private courtyards be within common property for maintenance purposes.</i> <i>Note—In some instances it is appropriate to allow for reconfiguring a lot of land by either community title or a standard format plan if a combined development application for a material change of use includes an existing building that is to be retained on the site and separately titled. Reconfiguration of an existing use does not materially change the nature of the existing approval.</i>	with planning and building standards and development approvals.		
If involving a standard format lot with common property such as requiring a community management scheme under the Body Corporate and Community Management Act 1997			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.</i>			
PO35 Development involving common property under the <i>Body Corporate and Community Management Act 1997</i>, provides residential lots that have an appropriate area and dimensions: (a) for siting and constructing the intended building and any ancillary outbuilding and structure; (b) for the provision of private open space, vehicle access and parking; (c) that are consistent with the zone, zone precinct, neighbourhood plan and overlay outcomes applicable to the site. <i>Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.</i>	AO35 No acceptable outcome is prescribed	AO35 Not applicable – the proposed subdivision involves reconfiguring for freehold lots with associated access easements only.	☐ Compliant ☒ N/A ☐ Performance Solution
PO36 Development provides internal access	AO36.1 Development for the purposes of	AO36.1	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
ways and driveways that: (a) are designed to clearly indicate the function of the access way; (b) provide acceptable levels of access, functionality, safety, amenity and convenience for users, as well as catering for car parking facilities.	residential development or the residential components of development, provides lots that are of a size and dimension to accommodate the following: (a) internal access ways that are designed in compliance with Table 9.4.10.3.C; (b) internal driveways serving a single dwelling that are a maximum of 3m wide; (c) driveways serving more than 3 lots that are at least 4m wide.	Not applicable – the proposed subdivision involves reconfiguring for freehold lots with associated access easements only.	☒ N/A ☐ Performance Solution
	AO36.2 Development involving other purposes, has internal access ways and driveways in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO36.2 Not applicable – the proposed subdivision involves reconfiguring for freehold lots with associated access easements only.	☐ Compliant ☒ N/A ☐ Performance Solution

4. OVERLAYS

4.1 Airport Environment Overlay Code

Effective – V35 05 December 2025

4.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Airport environs overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (i) Theme 1: Brisbane's globally competitive economy and Element 1.2 – Brisbane's industrial economy; (ii) Theme 5: Brisbane's CityShape and Element 5.1 – Brisbane's City Centre and Element 5.2 – Brisbane's Major Industry Areas. (b) Provide for the assessment of the suitability of development in the Airport environs overlay.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development protects the safety and functioning of operational airspace of the Brisbane, Archerfield and Amberley airports. (b) Development protects the functioning of aviation facilities from incompatible land uses, buildings, structures and works. (c) Development within the vicinity of the Brisbane and Archerfield airports is appropriately located to prevent exposure to very high levels of aircraft noise and designed to adequately attenuate expected aircraft noise to protect the health and wellbeing of occupants. (d) Development ensures that operational airspace of the Brisbane, Archerfield and Amberley airports is not put at risk from light sources or wildlife interference generated by development. (e) Development minimises potential hazards to the safety and functioning of airport operations resulting from emissions from smoke, dust or any other airborne particulate or the creation of air turbulence.	The proposed development generally achieves compliance with the Overall Outcomes. Specifically, the proposal will not impact on the safety and functioning of operational airspace of the Brisbane, Archerfield and Amberley airports. Furthermore, the proposal will not create potential hazards to the safety and functioning of airport operations resulting from emissions from light, smoke, dust or any other airborne particulate or the creation of air turbulence.	☒ Compliant ☐ N/A ☐ Performance Solution

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

4.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories			
General			
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	AO1 Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. <i>Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.</i>	AO1 No change in accordance with previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational	AO2 Development does not emit into the OLS or height restriction zone: (a) a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction	AO2 No change in accordance with previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
airspace of Brisbane, Archerfield or Amberley airports. <i>Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.</i>	with CASA Advisory Circular AC-139-05(1) Plume rise assessments; (b) smoke, dust, ash, steam or other airborne particulate.		
Additional performance outcomes and acceptable outcomes if involving air service			
PO3 Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	AO3 Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	AO3 No change in accordance with previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
Section B—If in the Bird and bat strike zone sub-categories			
PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	AO4.1 Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats.	AO4.1 No change in accordance with previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	AO4.2 No change in accordance with previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
Section C—If in the Public safety area sub-categories			
PO5	AO5.1	AO5.1	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development does not expose or increase the risk to public safety.	Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.	No change in accordance with previous approval.	☐ Performance Solution
	AO5.2 Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	AO5.2 No change in accordance with previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
Section D—If in the Light intensity sub-categories			
PO6 Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	AO6.1 Development ensures that outdoor lighting: (a) does not imitate the format of approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length; (b) does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories. <i>Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator.</i>	AO6.1 Not Applicable	☐ Compliant ☒ N/A ☐ Performance Solution
	AO6.2	AO6.2 Not Applicable	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve: (a) coloured flashing or sodium lighting; or (b) glare or upward shining lights; or (c) flare plumes.		
Section E—If in the Aviation facilities sub-categories			
PO7 Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility. <i>Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.</i>	AO7 Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that: (a) transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or (b) contains a reflective surface that will interfere with the functioning of the aviation facility. <i>Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. The SPP guidance: Strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.</i>	AO7 Not Applicable	☐ Compliant ☒ N/A ☐ Performance Solution
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories			
PO8 Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants	AO8.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house,	AO8.1 Not Applicable	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
by complying with the internal noise criteria in Table 8.2.2.3.B. <i>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</i>	dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation located in the ANEF 20-25 sub-category: (a) provides external windows and doors which are acoustically rated to a minimum of Rw 30; (b) ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; (c) ensures that external walls are acoustically rated to a minimum of Rw 50.		
	AO8.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park located in the ANEF 25-30 sub-category: (a) provides external windows and doors which are acoustically rated to a minimum of Rw 30; (b) ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; (c) ensures that external walls are acoustically rated to a minimum of Rw 50.	AO8.2 Not Applicable	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.3 Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35	AO8.3 Not Applicable	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.		
	AO8.4 No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.	AO8.4 Not Applicable	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.5 Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.	AO8.5 Not Applicable	☐ Compliant ☒ N/A ☐ Performance Solution
PO9 Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.	AO9.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	AO9.1 Not Applicable	☐ Compliant ☒ N/A ☐ Performance Solution
	AO9.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	AO9.2 Not Applicable	☐ Compliant ☒ N/A ☐ Performance Solution

4.2 Community Purpose Network Overlay Code

Effective - V35 05 December 2025

4.2.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) This code applies to assessing development in the Community purposes network overlay, if: (a) assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or (b) impact assessable development.		
(2) Land within the Community purposes network overlay is identified on the Community purposes network overlay map and is included in the following sub-categories: (a) Existing trunk park sub-category; (b) Existing non-trunk park sub-category; (c) Existing community facilities and land for community facilities sub-category; (d) LGIP planned land for community facilities specific location sub-category; (e) LGIP planned park acquisition specific location sub-category; (f) LGIP planned park upgrade specific location sub-category; (g) LGIP planned park embellishment specific location sub-category; (h) LGIP planned corridor park specific location sub-category; (i) Long term land for community facilities specific location sub-category; (j) Long term park specific location sub-category; (k) Long term corridor park specific location sub-category.		
(3) When using this code, reference should be made to section 1.5 and section 5.3.3. <i>Note: The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.</i> <i>Editor's note: Standards for the provision of trunk infrastructure are specified in the Local government infrastructure plan.</i>		
(a) Implement the policy direction in the Strategic framework in particular: (i) Theme 4: Brisbane's highly effective transport and infrastructure, Element 4.2 – Brisbane's other infrastructure networks and Element 4.3 – Brisbane's coordinated infrastructure planning and delivery;	No change in comparison to previous approval. ▪ The subject site is not identified as requiring any community infrastructure items; ▪ The proposed development does not negatively impact or compromise the provision of community infrastructure.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(ii) Theme 5: Brisbane's CityShape and Element 5.6 – Brisbane's Greenspace System.¹ (b) Development which is assumed future urban development contributes to the completion of the Community purposes network through the provision of the existing and planned infrastructure for the parks network and land for the community facilities network in the Local government infrastructure plan. (c) Development which is not assumed future urban development contributes to the completion of the Community purposes network through the provision of additional trunk infrastructure costs for long term infrastructure for the parks network and land for the community facilities network in the Long term infrastructure plans. (d) Development which provides existing and planned infrastructure for the Community purposes network in the Local government infrastructure plan ensures the provision, location, layout and configuration of the park and land for community facilities meets community needs and contributes quality assets. (e) Development does not compromise the completion of the Community purposes network.		

4.2.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long-term corridor park specific location sub-category			
PO1 Development which is assumed future urban development provides the existing and planned infrastructure for the parks network in the Local	AO1 Development which is assumed future urban development provides land and embellishments for existing and planned infrastructure for the parks network in the Local government infrastructure plan on the	AO1 No change in comparison to the existing approval. The subject site is not identified as requiring any parks in the Local government infrastructure plan or overlay mapping.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
government infrastructure plan on the site: (a) to serve the recreational needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; (b) to maximise recreational, visual, cultural and biodiversity values; (c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; (d) to meet the requirements of intended users; (a) to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.	site in compliance with the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy		
PO2 Development provides for the payment of additional trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan: (i) trunk infrastructure to be provided earlier than planned	AO2 No acceptable outcome is prescribed.	AO2 No change in comparison to the existing approval.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
in the Local government infrastructure plan; (ii) long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development. <i>Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</i> <i>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</i>			
PO3 Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised:	AO3 Development protects a park shown on the Community purposes network overlay map in compliance with the following:	AO3 No change in comparison to the existing approval. The subject site is not identified as requiring any parks in the Local government infrastructure plan or overlay mapping.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) the long term infrastructure for the parks network in the Long term infrastructure plans and an applicable neighbourhood plan; (b) the existing and planned infrastructure for the parks network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the parks network which: (i) is required to service the development or existing and future urban development in the planning scheme area; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. <i>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</i>	(a) for long term infrastructure for the parks network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the parks network, the Local government infrastructure plan; (c) the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.		
If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category			
PO4 Development which is assumed future urban development provides the existing and planned infrastructure for	AO4 Development which is assumed future urban development provides land for existing and planned infrastructure for the land for	AO4 No change in comparison to existing approval.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
the land for community facilities network in the Local government infrastructure plan on the site: (a) to serve the physical, social and cultural needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; (b) to maximise recreational, social and cultural values; (c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; (d) to meet the requirements of the intended users; (e) to provide, in appropriate locations, for a diversity of community service, cultural and leisure opportunities, that are integrated or co-located with complementary uses and avoid duplicating facilities on nearby land in the community facilities network.	community facilities network in the Local government infrastructure plan on the site in compliance with the standards for the land for the community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	The subject site is not identified as requiring community infrastructure items as described by the LGIP	
PO5 Development provides for the payment of additional trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in	AO5 No acceptable outcome is prescribed.	AO5 No change in comparison to existing approval. The subject site is not identified as requiring community infrastructure items as described by the LGIP	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
the Local government infrastructure plan involving (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the land for community facilities network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the land for community facilities network associated with development that is not assumed future urban development which is made necessary by the development. <i>Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</i> <i>Editor's note—See section 130 Imposing Development conditions (Conditions for</i>			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>extra trunk infrastructure costs) of the Planning Act 2016.</i> PO6 Development protects land for community facilities shown on the Community purposes network overlay map to ensure the following are not compromised: (a) the long term infrastructure for the land for community facilities network in the Long term infrastructure plans and an applicable neighbourhood plan; (b) the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the land for community facilities network which: (i) is required to service the development or existing and future urban development in the planning scheme areas; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.	AO6 Development protects land for community facilities network shown on the Community purposes network overlay map in compliance with the following: (a) for long term infrastructure for the land for community facilities network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the land for community facilities network, the Local government infrastructure plan; (c) the standards for the land for community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	AO6 No change in comparison to existing approval. The subject site is not identified as requiring community infrastructure items and the proposed development does not impact any community facilities network.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.			

4.3 Road Hierarchy Overlay Code

Effective - V35 05 December 2025

4.3.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Road hierarchy overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (i) Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.1 – Brisbane's transport infrastructure networks; (ii) Theme 2: Brisbane's outstanding lifestyle and Element 2.1 – Brisbane's identity. (b) Provide for the assessment of the suitability of development in the Road hierarchy overlay.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane's public domain. (b) Development accessing roads is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists. (c) Development that changes the function of a road by generating traffic does so such that the new function of the road in the hierarchy is compatible with the surrounding road hierarchy and where necessary is reconstructed to meet its new design parameters.	The proposed development is compatible with the surrounding road hierarchy and contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane's public domain. The proposal is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(d) Development that provides a new road internal and connecting to the road hierarchy complements or completes the existing road hierarchy. (e) Development does not compromise the completion of the road hierarchy. (f) Development ensures that land uses are located to support and implement a safe and efficient road hierarchy facilitating the efficient movement of people and goods.		

4.3.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use			
PO1 Development ensures that: (a) vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: (i) the road hierarchy shown on the Road hierarchy overlay map; (ii) public transport operations; (iii) pedestrian and cyclist movement; (b) the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas;	AO1.1 Development ensures that an access driveway is provided from: (a) a minor road; (b) a district road or suburban road if the development has high traffic-generating potential.	AO1.1 Not change in accordance with previous approval.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	AO1.2 Not change in accordance with previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in	AO1.3 Not change in accordance with previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.	the road hierarchy to which the site has frontage.		
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	AO1.4 Not change in accordance with previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
	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.	AO1.5 Not change in accordance with previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
Section B—If for assessable development for a material change of use			
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	AO2.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	AO2.1 Not change in accordance with previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO2.2 Development mitigates an impact on the road hierarchy if the development: (a) is for a major development; or (b) involves an access driveway to a major road; or (c) involves an access driveway within 100m of a signalised intersection.	AO2.2 Not change in accordance with previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
	<i>Note—This can be demonstrated in a transport impact assessment report prepared and</i>		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.</i>		
Section C—If for assessable development for a material change of use or reconfiguring of a lot			
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	AO3 No acceptable outcome is prescribed.	AO3 Not change in accordance with previous approval.	☒ Compliant ☐ N/A ☐ Performance Solution
PO3A Development provides for the payment of extra trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the road network which is made necessary by development that is not	AO3A No acceptable outcome is prescribed.	AO3A Not change in accordance with previous approval.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
assumed future urban development; (iii) other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. <i>Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</i> <i>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</i>			
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category			
PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: (a) the long term infrastructure for the road network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the road	AO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: (a) for the long term infrastructure for the road network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the road network, the Local government infrastructure plan;	AO4 Not applicable – the subject site is not in or adjacent to the District road which has a width less than 20m.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the road network which: (i) is required to service the development or existing and future urban development in the planning scheme area; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. <i>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</i>	(c) the standards for the road network in the Infrastructure design planning scheme policy.		
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy			
PO5 Development ensures that a new road connection provides: (a) safe, efficient and convenient connectivity of the new road to the major road network; (b) a minimum number of intersections to the major road network.	AO5 Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.	AO5 Not applicable – the proposal does not involve an extension or change to the road hierarchy and is in accordance with the previous Approval A005998655.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO6 Development ensures that an extension of or change to the road network: (a) provides internal connectivity and connects to the external road network; (b) provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems; (c) provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; (d) includes the provision of bus routes that provide ease of access to bus customers; (e) minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time; (f) provides a street layout that minimises travel time and traffic volumes on minor roads; (g) provides high permeability for pedestrian and cycle networks; (h) provides safe accessibility to lots by having more than one street providing access to the area;	AO6.1 Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy.	AO1 No change in comparison to the previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO6.2 Development preserves the function of the road hierarchy and addresses all impacts on the road network. <i>Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).</i>	AO6.2 No change in comparison to the previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(i) preserves the function of the road hierarchy and addresses all impacts to the road network.			
PO7 Development ensures that premises and vehicle access are located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	AO7 Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	AO7 Complies - No change in comparison to the previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
PO8 Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay.	AO8 Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	AO8 Complies - No change in comparison to the previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution

4.4 Streetscape Hierarchy Overlay Code

Effective - V35 05 December 2025

4.4.1 Purpose

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

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(a) Development ensures that verges are wide enough to support high levels of pedestrian movement and have sufficient space to accommodate large subtropical street tree plantings. (b) Development ensures that existing street trees are retained and new subtropical tree species in the verge make a significant contribution to shade tree cover and carbon sequestration. (c) Development ensures that subtropical planting reinforces city gateways, thresholds and nodes. (d) Development ensures that verges comprise consistent and high-quality treatments with improved footpaths and increased shade and shelter appropriate to their anticipated pedestrian use and where the use will change from the current zone. (e) Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all ages and abilities throughout sites and throughout neighbourhoods. (f) Development maintains options for the safe movement of wildlife along a corridor.	The proposal has maintained the same site geometry as previously proposed. The proposal ensures that the verge is wide enough to include consistent and high-quality treatments with improved footpaths to support pedestrian movement accommodate large subtropical street tree plantings where required. Existing street trees will be retained where possible. The proposal will protect and contribute to safe, direct and convenient access for pedestrians and cyclists of all ages and abilities throughout sites and throughout neighbourhoods and maintain options for the safe movement of wildlife along a corridor.	☒ Compliant ☐ N/A ☐ Performance Solution

4.4.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development			
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO1 The proposal has maintained the same site geometry as previously proposed.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	AO2.1 Development ensures that existing street trees are retained and protected.	AO2.1 Complies - No change in comparison to the previous approval.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO2.2 Complies - No change in comparison to the previous approval.	☒ Compliant ☐ N/A ☐ Performance Solution
Section B—If for assessable development			
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: (a) facilitates a high level of pedestrian movement and activity; (b) enforces the sense of arrival to individual precincts and major connections;	AO3.1 Development ensures that a corner land dedication is provided: (a) where identified in the Streetscape hierarchy overlay map; (b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	AO3.1 Complies - No change in comparison to the previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	AO3.2 Complies - No change in comparison to the previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	AO3.3 Complies - No change in comparison to the previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
If in or on a site adjoining the Wildlife movement solution sub-category			
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	AO4 Development ensures that infrastructure solutions are: (a) provided at the locations identified on the Streetscape hierarchy overlay map; (b) designed to: (i) account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; (ii) achieve physical separation of native wildlife and the road; (iii) adopt designs and treatments known to be used by native species,	AO4 Not Applicable	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	including significant fauna species listed in the Biodiversity area overlay code. <i>Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.</i>		

5. SECONDARY CODES

5.1 Filling and Excavation Code

Effective - V35 05 December 2025

5.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Filling or excavation does not adversely affect the visual character and amenity of the site or the surrounding area and provides access for maintenance to any structure as a result of filling or excavation. (b) Filling or excavation does not adversely impact significant vegetation, water quality or drainage of upstream, downstream and adjoining land. (c) Filling or excavation effectively manages the impacts associated with the activity. (d) Filling or excavation and any retaining structure is designed and constructed to be fit for purpose and to protect services and utilities.	As part of the change application cut and fill is proposed onsite in excess of 1m vertical to provide suitable building pads and drainage towards the Street. The proposed amendments to the earthworks strategy are necessary to facilitate the revised stormwater management approach and establish a lawful point of discharge to the street. While the updated design incorporates additional filling and retaining compared to the approved development, these changes are limited in extent and are primarily concentrated within the south-eastern corner of the site to enable gravity drainage in a north-westerly direction. Importantly the filling or excavation does not adversely affect the visual character and amenity of the site or the surrounding area and provides access for maintenance to any structure as a result of filling or excavation. Refer to attached Preliminary Engineering Plans and Town Planning Report for further details and assessment.	☒ Compliant ☐ N/A ☐ Performance Solution

5.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO1	AO1	AO1	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development for filling or excavation minimises visual impacts from retaining walls and earthworks.	Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: (a) 2.5m in a zone in the Industry zones category; (b) 1m in all other zones, or if adjoining a sensitive zone.	As part of the change application cut and fill is proposed onsite in excess of 1m vertical to provide suitable building pads and drainage towards the Street. The proposed amendments to the earthworks strategy are necessary to facilitate the revised stormwater management approach and establish a lawful point of discharge to the street. While the updated design incorporates additional filling and retaining compared to the approved development, these changes are limited in extent and are primarily concentrated within the south-eastern corner of the site to enable gravity drainage in a north-westerly direction. The proposed retaining walls are appropriately designed as fill-retaining structures and range in height from approximately 0.2m to 2.0m along portions of the southern and western boundaries. Refer to attached Preliminary Engineering Plans and Town Planning Report for further details and assessment.	☐ N/A ☒ Performance Solution
PO2 Development of a retaining wall proposed as a result of filling or excavation: (a) is designed and constructed to be fit for purpose; (b) does not impact adversely on significant vegetation; (c) is capable of easy maintenance.	AO2.1 Development of a retaining structure, including footings, surface drainage and subsoil drainage: (a) is wholly contained within the site; (b) if the total height to be retained is greater than 1m, then: (i) the retaining wall at the property boundary is no greater than 1m above the ground level;	AO2.1 Any proposed retaining structures associated with the development are to be wholly contained within the site, offset from the boundary and designed in accordance with the submitted engineering plans.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation.</i> <i>Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.</i>	(ii) all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; (iii) the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.		
	AO2.2 Development of a retaining wall over 1m in height protects significant vegetation on the site and on adjoining land and is designed and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland.	AO2.2 Any retaining walls exceeding 1m in height will be designed and certified by a Registered Professional Engineer Queensland as part of the detailed design and construction process.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO2.3 Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.	AO2.3 Retaining walls are proposed to be offset from the site's boundary. Where provided within 750mm they will be constructed in accordance with the required standards.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO2.4 Development for filling only uses clean fill that does not include any construction rubble, debris, weed seed or viable parts of plant species listed as an undesirable plant species in the Planting species planning scheme policy.	AO2.4 Any fill onsite will be clean fill.	☒ Compliant ☐ N/A ☐ Performance Solution
PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	AO3 Development ensures that a rock anchor:	AO3 Noted – can be confirmed at detailed design.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(a) is constructed in accordance with the standards in the Infrastructure design planning scheme policy; (b) where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.		
PO4 Development protects all services and public utilities.	AO4 Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	AO4 Existing services and public utilities will be identified and protected during construction, with any required alterations undertaken in accordance with the requirements of the relevant service authorities.	☒ Compliant ☐ N/A ☐ Performance Solution
PO5 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	AO5 Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	AO5 The proposed stormwater drainage design demonstrates that surface and subsurface drainage will be directed to a lawful point of discharge.	☒ Compliant ☐ N/A ☐ Performance Solution
PO6 Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to	AO6 Filling or excavation does not involve the construction of open drainage.	AO6 The submitted drainage design demonstrate that stormwater runoff generated by the development can be appropriately managed and treated in accordance with Council standards.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
enhance or improve riparian values of those stormwater conveyance systems. <i>Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.</i>			
PO7 Development for filling or excavation: (a) does not degrade water quality or adversely affect environmental values in receiving waters; (b) ensures site sediment and erosion control standards are best practice.	AO7.1 Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy.	AO7.1 Appropriate erosion and sediment control measures can be implemented during construction.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO7.2 Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	AO7.2 Appropriate erosion and sediment control measures can be implemented during construction.	☒ Compliant ☐ N/A ☐ Performance Solution
PO8 Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised. <i>Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.</i>	AO8.1 Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.	AO8.1 Appropriate erosion and sediment control measures can be implemented during construction to manage dust emissions.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO8.2 Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	AO8.2 Noted and can be conditioned accordingly.	☒ Compliant ☐ N/A ☐ Performance Solution
PO9	AO9	AO9 Noted and can be conditioned accordingly.	☒ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.B, Table 9.4.3.3.C, Table 9.4.3.3.D and Table 9.4.3.3.E. <i>Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</i>	Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.		☐ N/A ☐ Performance Solution
PO10 Development ensures that heavy trucks hauling material to and from the site do not affect the amenity of established areas and limits environmental nuisance impact on adjacent land.	AO10 Development ensures that heavy trucks hauling material to and from the site: (a) occur for a maximum of 3 weeks; (b) use a major road to access the site; (c) only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	AO10 Construction vehicle movements associated with earthworks are expected to utilise the existing road network and will be managed in accordance with Council requirements during construction.	☒ Compliant ☐ N/A ☐ Performance Solution
PO11 Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	AO11 Development does not involve: (a) excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; (b) filling with material containing a contaminant.	AO11 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO12 Development provides for:	AO12.1	AO12.1 Noted	☒ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) landscaping for water conservation purposes;	Development provides drainage for artificial growing environments which is connected to stormwater drain.		☐ N/A ☐ Performance Solution
(b) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape;	AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternative irrigation sources are utilised and is in compliance with the standards in the Landscape design planning scheme policy.	AO12.2 The proposed stormwater management system incorporates measures to appropriately manage site runoff and support efficient water use outcomes.	☒ Compliant ☐ N/A ☐ Performance Solution
(c) drainage and stormwater measures to reduce and adverse impacts on the landscape;			
(d) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained.	AO12.3 Noted	☒ Compliant ☐ N/A ☐ Performance Solution
(e) reticulated irrigation to all artificial growing environments.			
<i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	<i>Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.</i>		
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	AO12.4 Not applicable – all landscaped areas are in ground.	☐ Compliant ☒ N/A ☐ Performance Solution
PO13 Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	AO13 Development does not involve the creation of canals or artificial waterways.	AO13 Not applicable	☐ Compliant ☒ N/A ☐ Performance Solution

5.2 Infrastructure Design Code

Effective – V35 05 December 2025

No change in comparison to previous approvals.

5.3 Landscape Work Code

Effective V35 05 December 2025

5.3.1 Purpose

PURPOSE & OVERALL OUTCOMES		PROPOSAL	COMPLIANCE
(1) The purpose of the Landscape work code is to assess the suitability of the landscape work aspect of development.			
(2) The purpose of the code will be achieved through the following overall outcomes:			
(a) Landscape work retains, protects and integrates significant on-site vegetation into development design.	(b) Landscape work ensures acoustic barriers and landscaping create effective buffers to adjacent sites. (c) Landscape work is sustainable, effective, functional and safe through appropriate maintenance, design for climate, structural considerations and growing media. (d) Landscape work ensures planting species selection is appropriate to the planting environment, climate and development setting, long-term performance, and balances the intended form and scale of the development. (e) Landscape work is artificial growing environments is designed, installed and maintained to ensure the intended functional and aesthetic outcomes required for the development are achieved and sustained over the long term.	The proposed landscaping strategy has not materially changed in comparison to the previous proposal onsite. The proposed landscape works are designed to complement and integrate with the approved development while providing functional, sustainable and visually appealing outcomes. Landscaping and boundary treatments will assist in providing an effective buffer to adjoining properties. Planting species have been selected to suit the local climate, site conditions and long-term maintenance requirements, while contributing to the intended scale and character of the development.	☒ Compliant ☐ N/A ☐ Performance Solution

5.3.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO1	AO1.1	AO1.1	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development ensures that trees are protected from development impacts.	Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.	Not applicable - no trees within the site are proposed for retention.	☒ N/A ☐ Performance Solution
	AO1.2 Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: (a) vegetation damaged as a result of the development; (b) vegetation requiring pruning of branches and/or roots.	AO1.2 Not applicable - no trees within the site are proposed for retention.	☐ Compliant ☒ N/A ☐ Performance Solution
PO2 Development provides acoustic barriers and long fences along street frontages which: (a) are enhanced by appropriate planting; (b) are of high visual quality; (c) are designed for longevity; (d) provide maintenance access and promote pedestrian permeability in appropriate circumstances.	AO2.1 Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site: (a) is designed in compliance with the standards in the Infrastructure design planning scheme policy; (b) incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; (c) incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site; (d) incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.	AO2.1 Not applicable – no acoustic barriers are proposed.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO2.2 Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: (a) species in accordance with the Planting species planning scheme policy; (b) a minimum of 2 tier planting.	AO2.2 Not applicable – as per the above.	☐ Compliant ☒ N/A ☐ Performance Solution
PO3 Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	AO3 Development ensures that a landscape buffer required by a use code incorporates: (a) species in accordance with the Planting species planning scheme policy; (b) a minimum of 2 tier planting.	AO3 The Other Change proposal makes no change to landscape work in comparison to previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
PO4 Development provides growing media: (a) and volumes appropriate for landscape (b) work to ensure the long-term performance, ease of maintenance and sustainability of plantings,	AO4.1 Development provides growing media and volumes for landscape work in accordance with the landscape design planning scheme policy. <i>Note—Notations of proposed growing media and soil volume calculations for the documented mature vegetation size and scale may assist in demonstrating compliance with the acceptable outcome.</i>	AO4.1 The Other Change proposal makes no change to landscape work in comparison to previous approval.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	AO4.2 The Other Change proposal makes no change to landscape work in comparison to previous approval. As such, the proposal includes a range of tree, shrub and ground species.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO4.3	AO4.3 Not applicable – no podiums are proposed.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development provides podium planting in compliance with the Infrastructure design planning scheme policy.		
PO5 Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	AO5.1 Development incorporates a plant selection along a pathway which ensures: (a) a clear trunk height of minimum 1.8m at maturity; (b) a shrub height of maximum 1m at maturity. <i>Refer to the Crime prevention through environmental design planning scheme policy.</i>	AO5.1 The Other Change proposal makes no change to landscape work in comparison to previous approval. As such, a plant placement will achieve clear sightlines so visibility can be maintained within and adjoining the site	☒ Compliant ☐ N/A ☐ Performance Solution
	AO5.2 Landscaping and mounding do not interfere with visibility along a pathway. <i>Refer to the Crime prevention through environmental design planning scheme policy.</i>	AO5.2 The Other Change proposal makes no change to landscape work in comparison to previous approval. Plant placement will achieve clear sightlines so visibility can be maintained within and adjoining the site	☒ Compliant ☐ N/A ☐ Performance Solution
PO6 Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	AO6 Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area. <i>Note—Cues could include changes in levels, surface or landscape treatment or fencing.</i>	AO6 The Other Change proposal makes no change to landscape work in comparison to previous approval. As such, buffering shrubs distinguish property boundary.	☒ Compliant ☐ N/A ☐ Performance Solution
PO7 Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including:	AO7 Development provides species in accordance with the Planting species planning scheme policy.	AO7 The Other Change proposal makes no change to landscape work in comparison to existing approval. As such, variety of plant species has been proposed to perform different roles	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) screening and buffering; (b) street presentation; (c) shading; (d) amenity;		including screening and buffering whilst responding also to the climate condition of the site	
PO8 Development provides planting densities and stock sizes which are optimised to: (a) reduce maintenance and erosion; (b) achieve amenity and ecological outcomes; (c) provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development.	AO8.1 Development provides planting densities and stock sizes when planting in natural ground which achieves: (a) full coverage of the mulched planting areas within 2 year; (b) 95% coverage of the extent of the elevation within 2 years where for green facades.	AO8.1 Compliance achieved – refer to attached Concept Landscape Plans prepared by LAUDink.	☒ Compliant ☐ N/A ☐ Performance Solution
<i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO8.2 Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	AO8.2 Compliance achieved – refer to attached Concept Landscape Plans prepared by LAUDink.	☒ Compliant ☐ N/A ☐ Performance Solution
PO9 Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	AO9.1 Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	AO9.1 Not applicable – no commercial car parks are proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	AO9.2 As above.	☐ Compliant ☒ N/A ☐ Performance Solution
PO10	AO10	AO10	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development for a shade structure does not compromise landscape outcomes.	Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	As above.	☒ N/A ☐ Performance Solution
PO11 Development involving the construction of retaining walls provides for: (a) safety; (b) an attractive appearance appropriate to the surrounding area; (c) easy maintenance; (d) longevity; (e) minimal water seepage impacts.	AO11 Development of a retaining wall: (a) is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland; (b) incorporates planting areas.	AO11 Compliance expected – refer to preliminary engineering plans for retaining details.	☒ Compliant ☐ N/A ☐ Performance Solution
PO12 Development provides for: (a) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; (b) drainage and stormwater management measures to reduce and adverse impacts on the landscape; (c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; (d) reticulated irrigation to all artificial growing environments.	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.	AO12.1 Not applicable – no artificial growing environments proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised and is in accordance with the standards in the Landscape design planning scheme policy.	AO12.2 Not applicable for small scale multiple dwellings with majority in ground planting.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained.	AO12.3 Noted – refer to Landscape concept plans for details.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	<i>Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.</i>		
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	AO12.4 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO13 Development provides landscaping and supporting environments which: (a) are safe; (b) ensure efficient and effective maintenance; (c) ensure success and long-term performance	AO13.1 Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	AO13.1 Not applicable – no artificial growing environments are proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.2 Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.	AO13.2 As above.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.3 Development provides one hose cock within each private landscape and recreation area.	AO13.3 Compliance anticipated – can be managed at detailed design.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	AO13.4 Development will provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO13.5 Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	AO13.5 Not applicable – no artificial growing environments are proposed.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO13.6 Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	AO13.6 Not applicable – no artificial growing environments are proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.7 Development ensures that artificial growing environments are designed to allow for flush out.	AO13.7 Not applicable – no artificial growing environments are proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	AO13.8 As above.	☐ Compliant ☒ N/A ☐ Performance Solution
PO14 Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	AO14 Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	AO14 Noted - Compliance can be managed at detailed design.	☒ Compliant ☐ N/A ☐ Performance Solution
PO15 Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function. <i>Note—Guidance is provided in the Landscape design planning scheme policy.</i>	AO15.1 Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.	AO15.1 Not applicable – no artificial growing environments are proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO15.2 Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	AO15.2 Not applicable – no artificial growing environments are proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
PO16	AO16.1	AO16.1	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development incorporating a rooftop garden provides landscaping that: (a) is integrated into the rooftop garden design (b) ensures that landscaped open spaces dominate the built form elements; (c) contributes to shade of communal open space; (d) enhances the visual amenity and function of different rooftop garden spaces; (e) contributes to greening the building appearance when viewed from external public vantage points.	Development incorporating a rooftop garden provides landscaping that includes: (a) planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building; (b) a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy; (c) suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years.	Not applicable – no rooftop gardens are proposed onsite.	☐ Performance Solution
<i>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</i>	AO16.2 Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are: (a) a minimum 75% open to the sky; (b) provided in addition to any artificial soft landscape features	AO16.2 Not applicable – no rooftop gardens are proposed onsite.	☐ Compliant ☒ N/A ☐ Performance Solution

5.4 Outdoor Lighting Code
Effective V35 05 December 2025

5.4.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Outdoor lighting code is to assess the suitability of outdoor lighting.		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Outdoor lighting efficiently lights a desired area while minimising the adverse impacts of spill lighting on adjoining uses. (b) Outdoor lighting does not create an adverse impact on the behaviour of native fauna.	No change in comparison to previous approval - Any proposed outdoor lighting will avoid adverse impact on adjoining uses or on the behaviour of native fauna.	☒ Compliant ☐ N/A ☐ Performance Solution

5.4.2 Performance Outcomes & Acceptable Outcomes

PO1 Development provides outdoor lighting that does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.	AO1.1 Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting: (a) comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (b) maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. <i>Note—The effects of outdoor lighting should be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</i>	AO1.1 No change in comparison to previous approval - The proposal will ensure that any outdoor lighting will comply with the relevant standards and requirements outlined in the acceptable outcome.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO1.2 Development provides floodlighting that is restricted to a type that gives no upward	AO1.2 No change in comparison to previous approval - The proposal will ensure that any	☒ Compliant ☐ N/A ☐ Performance Solution

	component of light where mounted horizontally, such as a full cut off Luminar.	floodlighting is restricted to a type that gives no upward component.	

5.5 Park Planning and Design Code

Effective V35 05 December 2025

Not Applicable – No change has been made in comparison to the previous approval, and no parks are proposed as part of the Other change.

5.6 Stormwater Code

Effective - V35 05 December 2025

5.6.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Stormwater code is to assess the suitability of the stormwater aspects of development.		
(2) The purpose of the code will be achieved through the following overall outcomes:		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(a) Development achieves acceptable levels of stormwater run-off quality and quantity by applying water sensitive urban design principles as part of an integrated stormwater management framework. (b) Development protects public health and safety and protects against damage or nuisance caused by stormwater flows. (c) Development has a stormwater management system which maintains, recreates or minimises impact to natural catchment hydrological processes. (d) Development ensures that the environmental values of the city's waterways are protected or enhanced. (e) Development minimises run-off, including peak flows. (f) Development maintains or enhances the efficiency and integrity of the stormwater infrastructure network. (g) Development minimises the whole of life cycle cost of stormwater infrastructure.	The proposed development achieves acceptable stormwater quality and quantity outcomes through the application of water sensitive urban design principles within an integrated stormwater management framework. The stormwater management system has been designed to protect public health and safety, prevent damage and nuisance associated with stormwater flows, and maintain natural catchment hydrological processes to the greatest extent practicable – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution

5.6.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If for a material change of use, reconfiguring a lot, operational work or building work <i>Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.</i>			
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: (a) minimise flooding; (b) protect environmental values of receiving waters;	AO1 Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	AO1 Compliance achieved – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) maximise the use of water sensitive urban design; (d) minimise safety risk to all persons; (e) maximise the use of natural waterway corridors and natural channel design principles. <i>Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.</i>			
PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.	AO2.1 Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	AO2.1 The proposed development does not result in any increase in flood levels or flood hazard on up-slope, down-slope or adjoining premises. The Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> demonstrates that post-development discharge rates are controlled to pre-development conditions.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	AO2.2 Compliance achieved – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the	AO3.1 Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.	AO3 Compliance achieved – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
safety of, or cause nuisance to properties.	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	AO3.2 Compliance achieved – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	AO3.3 Compliance achieved – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	AO3.4 Compliance achieved – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution
PO4 Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	AO4.1 Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the Infrastructure design planning scheme policy.	AO4.1 Compliance achieved – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	AO4.2 Compliance achieved – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO5 Development designs stormwater channels, creek modification works, bridges, culverts and major drains to protect and enhance the value of the waterway corridor or drainage path for fauna movement.	AO5 Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	AO5 Not applicable no stormwater channels or creeks are proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
PO6 Development ensures that location and design of stormwater detention and water quality treatment: (a) minimises risk to people and property; (b) provides for safe access and maintenance; (c) minimises ecological impacts to creeks and waterways.	AO6.1 Development locates stormwater detention and water quality treatment: (a) outside of a waterway corridor; (b) offline to any catchment not contained within the development.	AO6.1 Compliance achieved – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO6.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	AO6.2 Compliance achieved – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution
PO7 Development is designed, including any car parking areas and channel works to: (a) reduce property damage; (b) provide safe access to the site during the defined flood event.	AO7.1 Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E and Table 9.4.9.3.F. <i>Note—Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan).</i>	AO7.1 Compliance achieved – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO7.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure design planning scheme policy.	AO7.2 Compliance achieved – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution
PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	AO8.1 Development ensures natural waterway corridors and drainage paths are retained.	AO8.1 No change - refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour. <i>Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.</i>	AO8.2 No change - refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure design planning scheme policy.	AO8.3 No change - refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO8.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure design planning scheme policy.	AO8.4 No change - refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☐ Compliant ☒ N/A ☐ Performance Solution
PO9 Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.	AO9 No acceptable outcome is prescribed.	AO9 No change - refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution
PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. <i>Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.</i>	AO10 No acceptable outcome is prescribed.	AO10 Compliance achieved – refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☒ Compliant ☐ N/A ☐ Performance Solution
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: (a) existing capacity of stormwater infrastructure within and external to the site, and any planned	AO11.1 Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.	AO11.1 No change - refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO11.2	AO11.2	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
stormwater infrastructure upgrades; (b) safe management of stormwater discharge from existing and future up-slope development; (c) implication for adjacent and down-slope development.	Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Local government infrastructure plan and the standards in the Infrastructure design planning scheme policy.	No change - refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☐ Performance Solution
PO12 Development provides stormwater infrastructure which: remains fit for purpose for the life of the development and maintains full functionality in the design flood event; can be safely accessed and maintained cost effectively; ensures no structural damage to existing stormwater infrastructure.	AO12.1 The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy.	AO12.1 No change - refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.2 Development provides a clear area with a minimum of 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.	AO12.2 No change - refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☐ Compliant ☒ N/A ☐ Performance Solution
PO13 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect:	AO13 No acceptable outcome is prescribed.	AO13 No change - refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) the environmental values and water quality objectives of waters; (b) waterway hydrology; (c) the maintenance and serviceability of stormwater infrastructure. <i>Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.</i>			
PO14 Development ensures that: (a) unnecessary disturbance to soil, waterways or drainage channels is avoided; (b) all soil surfaces remain effectively stabilised against erosion in the short and long term.	AO14 No acceptable outcome is prescribed.	AO14 No change - refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☐ Compliant ☒ N/A ☐ Performance Solution
PO15 Development does not increase: (a) the concentration of total suspended solids or other contaminants in stormwater flows during site construction; (b) run-off which causes erosion either on site or off site.	AO15 No acceptable outcome is prescribed.	AO15 No change - refer to Site Based Stormwater Management Plan prepared by <i>CMT Engineers</i> for details.	☐ Compliant ☒ N/A ☐ Performance Solution
Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following: (a) a material change of use for an urban purpose which involves greater than 2,500m ² of land that: (i) will result in an impervious area greater than 25% of the net developable area; or (ii) will result in 6 or more dwellings. (b) reconfiguring a lot for an urban purpose that involves greater than 2,500m ² of land and will result in 6 or more lots; (c) operational work for an urban purpose which involves disturbing greater than 2,500m ² of land.			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. <i>Note—Prescribed water contaminants are defined in the Environmental Protection Act 1994.</i> <i>Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.</i>	AO16 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	AO16 Not applicable	☐ Compliant ☒ N/A ☐ Performance Solution
PO17 Development ensures that: (a) the discharge of wastewater to a waterway or external to the site is avoided; or (b) if the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment. <i>Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome.</i>	AO17 No acceptable outcome is prescribed.	AO17 Not applicable	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code.			

5.7 **Transport, Access, Parking & Servicing Code**

Effective V35 05 December 2025

No change in comparison to previous approval. Refer to previous application (A005481133) for detailed code assessment.

5.8 **Wastewater Code**

Effective V35 05 December 2025

No change in comparison to previous approval. Refer to previous application (A005481133) for detailed code assessment.